NPS Form 10-900
(Rev. 8/86)

NPS/The Dunbar/Jones Partnership, Word Processor Format
(Approved 06/02/89)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

FEB 28 1991

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name

other names/site number Grinnell Historic Commercial District

2. Location

street & number Roughly bounded by Main, Broad, Commercial & 5th [ ] not for publication

city, town Grinnell [ ] vicinity

state Iowa code IA county Poweshiek code 157 zip code 50112

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[x] private	[ ] building(s)	47	26 buildings
[ ] public-local	[x] district		sites
[ ] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	47	26 Total

Name of related multiple property listing: Architectural and Historical Resources of Grinnell, Iowa

Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements sets forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheets.

Signature of certifying official — Date

State Historical Society of Iowa

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date 11/1/90

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[✓] entered in the National Register. Beth Boland 4/9/91
[ ] See continuation sheet.

[ ] determined eligible for the National Register. [ ] See continuation sheet.

[ ] determined not eligible for the National Register. [ ] See continuation sheet.

[ ] Removed from National Register.

[ ] Other, (explain:)

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
Commerce/Speciality Store	Commerce/Speciality
Commerce/Department Store	Commerce/Office
Commerce/Financial Institution	Commerce/Restaurant
	Commerce/Financial Institution

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)	
Italianate	foundation	limestone, brick
Gothic (High Victorian)	walls	brick, stone
Romanesque (Richardsonian Romanesque)		
Classical Revival (Neo-Classical Revival)	roof	flat, composition
Prairie School (Sullivanesque)	other	terra cotta
Commercial Style		

Describe present and historic physical appearance.

INTRODUCTION

The Grinnell Historic Commercial District consists of one city block and parts of two others which form the core of the city's central business district (CBD). The historic district comprises 73 buildings, 47 of which are key or contributing. The buildings are generally one or two stories, although 2 buildings are three stories. There are very few vacant lots. All buildings in the historic district were originally built for commercial purposes. Brick and stone predominate as building materials, with stone, terra cotta, cast iron, pressed tin, and a little wood also used as architectural detail.

Grinnell was founded on an open prairie. The site was devoid of trees, rivers, hills, or valleys. Prominent elements of the city are, therefore, man-made or planted. The site is generally level. The initial impression one receives of the community is the grid system of street platting. The CBD forms the center of the community, with residential, industrial, collegiate, and other land uses surrounding the core.

The historic district basically comprises a large rectangle bounded by Commercial Street and 5th Avenue on the south and north and Broad and Main Streets on the east and west. Most of the western frontage on Main Street between 4th and 5th Avenues is also included in the historic district.

The historic district developed along lines laid down by the town's plat, filed for record in 1855. Josiah Bushnell Grinnell (1821-1891), founder of the city, reserved for his own business purposes a key corner location at 4th and Broad. J.B. (a local usage which this nomination also adopts to distinguish him from Grinnell, the city, and Grinnell, the college) also reserved for public and quasi-public uses most of Broad's eastern frontage in the center of the city so that commercial growth to the east was restricted. Finally, J. B. gave to a colleague, Loyal C. Phelps, an entire city block south of his own corner lot for commercial development.

Phelps proceeded to bisect his block, east to west, with a new street which he named Commercial. When the railroad arrived in Grinnell in 1863, tracks were constructed adjacent to Commercial Street. This portion of the city understandably became the commercial core. J.B.'s commercial corner formed somewhat the northerly bounds of the commercial area. As population grew and the commercial activity of the community expanded, construction of new commercial houses took place between

[x] See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
[ ] nationally [ ] statewide [x] locally

Applicable National Register Criteria [x] A [ ] B [x] C [ ] D

Criteria Considerations (Exceptions) [ ] A [ ] B [ ] C [ ] D [ ] E [ ] F [ ] G

Areas of Significance (enter categories form instructions)	Period of Significance	Significant Dates
Commerce	1875-1940	
Architecture	1875-circa 1940	

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Various

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

INTRODUCTION

The Grinnell Historic Commercial District is unusual in that it illustrates the growth of a pan-county market center independent of the advantages conferred by county seat status. The Grinnell Historic Commercial District is significant under Criterion A because it calls attention the city's commercial growth and shows the eras of its economic development. The historic district is also significant under Criterion C in illustrating an unusual abundance of architect-designed buildings and architectural continuity within its boundaries. The historic district continues to serve as the core of the modern Central Business District.

The location of Grinnell College and the development of industry like Spaulding Manufacturing in the city helped insure this success as well as the major benefit conferred by two railroad lines. But this success is at least in part due to the community's willingness to cooperate for business and civic improvement. The outstanding example was capturing Iowa College for Grinnell in 1859,but there are many others as well In 1889 the community quickly responded to a major disaster which destroyed the heart of its business district. Within six months, this entire city block was rebuilt. The Grinnell Historic Commercial District is also significant because it shows the community's demand for quality in the design of the buildings that housed its businesses. Grinnell has shown a strong predilection to employ important architectural firms to design buildings to a degree greater than in many other Iowa communities. Merchants National Bank by Louis Sullivan stands as the outstanding example of this pattern in Grinnell's history but there are many others. Grinnell's predilection for architectural design indicates an educated and financially secure community with an appreciation for professionalism. Stone as a building material has played an important role in the community, and local builders, like R. G. Coutts, have shown considerable skill in working with it. Grinnell continues today as the commercial center of Poweshiek County and its population is more than double the county seat.

The historic district includes 73 resources, 47 of which are key or contributing buildings. The other 26 are non-contributing either because they are greatly altered (19) or because they were constructed beyond the historic context developed for this nomination (7). This historic context, "The Commercial Development of Grinnell: 1854-1940," is discussed in the "Architectural and Historical Resources of

[x] See continuation sheet

9. Major Bibliographical References

SEE CONTINUATION SHEET

Previous documentation on file

[X] See continuation sheet

[ ] preliminary determination of individual listing (36 CFR 67) has been requested
[ ] previously listed in the National Register
[ ] previously determined eligible by the National Register
[ ] designated a National Historic Landmark
[ ] recorded by Historic American Buildings Survey #_____
[ ] recorded by Historic American Engineering Report #_____

Primary location of additional data:
[ ] State historic preservation office
[ ] Other State agency
[ ] Federal agency
[ ] Local government
[ ] University
[ ] Other
[ ] Specify repository:
_____

10. Geographical Data

Acreage of property 5.26

UTM References

A [_][_] [_][_][_][_][_][_] [_][_][_][_][_][_][_] B [_][_] [_][_][_][_][_][_] [_][_][_][_][_][_][_]
Zone Easting Northing Zone Easting Northing

C [_][_] [_][_][_][_][_][_] [_][_][_][_][_][_][_] D [_][_] [_][_][_][_][_][_] [_][_][_][_][_][_][_]

[X] See continuation sheet

Verbal Boundary Description

All of Block 7. Lots 4, 5, 6, 7, 8, and 9 in Block 8. Lots 9, 10, and 11 in Block 4. All of Stewart's Subdivision of Block 4 except the west 75 feet of the south 100 feet.

[ ] See continuation sheet

Boundary Justification

The historic district boundaries comprise an area smaller than the traditional commercial district. Intrusions in this larger area precluded nomination of the entire area.

[ ] See continuation sheet

11. Form Prepared By

name/title W C PAGE, PUBLIC HISTORIAN
organization THE DUNBAR/JONES PARTNERSHIP date DECEMBER 1989
street & number 110 SOUTHWEST FIFTH STREET telephone 515/280-8026
city or town DES MOINES state IA zip code 50309

Commercial Street and 4th Avenue. Later in the Nineteenth Century, this development extended farther to the north along Broad. Finally, in the first decades of the Twentieth Century, further commercial expansion built up Main Street and spilled over into 5th Avenue.

MASSING, VARIETY OF COMPOSITION, PHYSICAL CONDITION

Most buildings in the historic district are two-story, although 6 buildings have one-story and 2 buildings are three-story. This results in a general uniformity in height which is the overriding feeling conveyed to the viewer when entering the district. This feeling is reinforced because many buildings surrounding the historic district are one-story and are often either surrounded by grassy open areas or parking lots. This contrasts to the concentrated density and the height of buildings in the historic district.

Buildings in the historic district are rectangular in shape, usually with the narrow end of the rectangle toward the street. Width of these buildings varies, but a standard width is usually followed in store fronts even when these store fronts are constructed as multiple fronts within a commercial row. Roofs are usually flat and slope to the rear.

The historic district is without the unifying element of a public square so common in many Iowa towns. Grinnell's historic district presents, by contrast, a variety of visual experiences. As the viewer moves from one city street into another, a new vista opens. Broad Street between 4th and 5th, for example, conveys monumental presence. The massive stone commercial buildings on the west side (Sites #12, 13, 14, 15, 16) complement the solid appearance of the United States Post Office and Stewart Library, which are on the east side of Broad. These buildings work together in terms of massing and building materials to convey a sense of place. Broad Street is 20 feet wider than other standard 80 foot streets in Grinnell, which also contributes to this feeling.

Walking into 5th Street between Broad and Main, the viewer is struck by rich architectural detail. Louis Sullivan's Merchants National Bank (Site #60) sets the tone with its intricate terra cotta ornamentation. Buildings in the Italianate architectural sub-type like the Herrick-Chamberlain Building (Sites #66 and 67), Eagle Block (Sites #50, 51), and Commercial Building (Site #52) are examples from earlier periods which emphasized architectural ornamentation and which are represented in this street more than anywhere else in Grinnell's historic district.

Moving into Main Street between 4th and 5th, the viewer confronts another variety of architecture. This block reflects more restrained design elements. The I.O.O.F. Lodge (Site #26) and the Spaulding-Spurgeon Building (Site #28) hallmark this block. These buildings represent Neo-Classical influenced design. The planar surfaces of these buildings and the clean lines of the architectural details are repeated in other buildings like the Spaulding Block (Sites #38, 39, 40) and the Longshore Building (Site #30). These buildings feature string courses in stone, repeating the stone material extensively used in the other two buildings in Main Street noted above.

Finally, Broad Street between 4th and 5th provides yet another architectural vista. Here the dominant element is red brick. This huge commercial row, popularly known as the "Phoenix Block" for its rapid reconstruction following The Great Fire of 1889, comprises 15 store fronts, stretches the entire length of the block, and wraps around into Commercial Street and 4th Avenue. The "Phoenix Block" illustrates a large-scale architectural design of unified composition. This unity is achieved through the

repeated use of red brick for all buildings, through uniform height, and through the repetition of stone architectural details. These details provide accent to individual buildings and rhythm between them as a group.

CONDITION

The physical condition of the commercial buildings in the historic district is very good. Store fronts often have been altered to keep abreast of changing times and retail trends. These can be expected but range from simple changes that are in harmony with original design (these were evaluated as key or contributing) to total sheathing of the facade with new materials (which were evaluated as non-contributing). Changes to these buildings have come as a result of uniform maintenance or upgrading, rather than through neglect. The overall impression of the historic district is of good maintenance. When compared with historic photographs, most buildings today retain their original height, and contemporary streetscapes retain their sense of massing. The widespread use of stone as both facing and detail material in Grinnell continues to make a strong visual impression. Business owners have respected this material so that its color and texture remain extant, with no painted surfaces or other attempts at alteration. The buildings which generally show the most alteration are the so-called one-part commercial buildings. Designed with minimal architectural detail, they are easy to alter, as many have been. Almost 40% of the non-contributing buildings in the historic district are one-part commercial buildings. Their smaller scale means that visually such changes are less intrusive to the overall historic appearance of the district when massed with the two- and three-story historic facades.

HISTORICAL DESCRIPTIONS

The following subheadings discuss the historic physical appearance of Grinnell's central business district as the streetscape evolved between 1854 and 1940. This era has been divided into five periods:

Early Commercial Development (1854-1870)
The Growing Years (1870-1900)
Climax of Prosperity (1900-1918)
Interwar Years (1918-1940)
World War II and Beyond (1940-present)

Early Commercial Development (1854-1870)

Frame commercial buildings predominated in early Grinnell. They clustered along Broad Street, Commercial, and 4th Avenue. Many lots were vacant. Buildings were of irregular size, shape, roof configuration, materials, signage, and architectural detailing. Sidewalks, streets, and public lighting also exhibited a variety. The park which defined the eastern boundary of the business district already had plantings of trees. By 1863 the railroad arrived in Grinnell and effectively established a southern boundary to the business district (some factories built up south of the tracks and some commercial businesses developed there, too, but there was a gradual movement of the latter to the north).

As the economic climate in Grinnell improved, more permanent business houses were constructed. These included, for example, J. B. Grinnell's three-story, brick block on the northwest corner of

Broad and 4th. Brick and frame buildings were scattered among each other randomly. Size of these early buildings was generally smaller than the property lines of their lots so that many passageways existed between buildings. Frequently the rear of the lots contained small outbuildings or irregular wings attached to the main building. These outbuildings and wings usually were frame. By 1888, Block 8 was extensively built up while the northern half of Bock 7 was still extensively undeveloped and included residential housing. The west side of Main Street was commercially built up south of 4th but was a mixture of commercial and residential to the north. The heart of the business district was between Commercial and the north side of 4th Avenue.

The Growing Years (1870-1900)

The Great Fire of 1889 destroyed most of the commercial buildings in Block 8, which were immediately rebuilt. This rebuilding became known as the "Phoenix Effect." Instead of the mixture of frame and brick, rebuilding efforts regularized the buildings with uniform rear walls which utilized land to a great extent. Municipal ordinances in Grinnell forced property owners to build with brick or stone materials rather than frame in Block 8. Commercial Street was widened.

Two additional fires occurred within months of each other in 1891, destroying the central section of Block 7 between Broad and Main Streets. Because this area had not been densely built commercially, its rebuilding was slow and over many years. Residential buildings remained in the northern part of Block 7, blending with commercial land use to the south. Store fronts faced Main Street on either side of 4th but were more scattered to the north than to the south, where they extended to the railroad tracks. North on Main there was at least one hotel and other rooming houses, along with several livery stables. Some commercial usage extended along 4th west of Main, but not much.
South of Commercial Street and facing the railroad tracks, industrial and agricultural related concerns returned. Small commercial buildings filled in gaps along Commercial Street. After the turn of the Twentieth Century, commercial building occurred in Main Street above 4th Avenue.

Buildings constructed during this time show a number of architectural influences typical of the period. Building materials included deeply colored brick, sometimes used in polychrome. The colors often were deep maroon reds, dark red-oranges, warm shades of brown, occasionally ochre. Unlike many stone buildings of the period, those in Grinnell rarely showed variation of color. Standard color of stone in Grinnell is typical limestone gray; when variety existed, it was a pale peach color.

Telegraph and, later, telephone poles and wires lined the commercial streets. Municipal street lighting began to appear. During the period, advertising signs appeared to be more restrained than in many communities. Canvas awnings on first-floor store fronts abounded. Most buildings employed large expanses of plate glass on the first floor of stores to display goods and attract customers. Sidewalks changed from boardwalks to more permanent materials, either limestone slabs or concrete.

The over-story tree canopy in the residential section of Grinnell east of the business district was reaching maturity. This provided a strong visual barrier to the business district and demarcated residential neighborhoods.

Climax of Prosperity (1900-1918)

Expansion of the commercial district characterized this period and that expansion took place mostly north and somewhat west. Main Street increasingly competed with other commercial areas. Construction of the Strand Theater for motion pictures (Site #32 at 921 Main Street) characterized this phenomenon. This new entertainment technology supplanted the live entertainment as offered by Preston's Opera House in the 800 block of Main (outside the historic district and with impaired integrity). Prime commercial lots saw several types of development. Some buildings filled in vacant lots and made the district appear "complete." There was also the razing of older buildings, some significant as landmarks in their own time, but now dated. The Merchants' National Bank (Site #60 at 829 4th Avenue) replaced, for example, a portion of the Grinnell Block in 1914. The Elks Building (Site #61 at 800 4th Avenue) replaced several brick veneer buildings.

New businesses such as filling and service stations and retail outlets appeared in the commercial district. The automobile began to make its presence felt. Auto-related businesses frequently took over the livery stable buildings. Hitching rails (which appear to have been located adjacent to the park) and other horse-related accoutrements began to disappear from the district. The main east-west highway through Grinnell ran along 4th Avenue while the north-south route ran on West Street. Streets provided two-way directional traffic without exception.

Streets and sidewalks were more regular than in the past and constructed of permanent materials. In 1909, for example, the City installed 57 blocks of brick paving in commercial and residential areas. Street lights on cast iron columns with glass globes and incandescent bulbs appeared throughout the district. Telegraph and telephone poles with wires become even more a part of the environment than previously, presenting an image of overhead clutter.

Canvas awnings continued to be popular, particularly on businesses facing the south and west. Most businesses appear to have employed them. When these awnings were unrolled, they added a strong horizontal feeling to the streetscape. The north side of 4th Avenue was a notable case in point. Advertising was frequently placed on the scalloped edge of these awnings, but otherwise business signage in the commercial district remained unusually restrained.

The park and public sections of Grinnell immediately to the east of the business district continued to provide a strong visual definition by giving a backdrop to the commercial buildings and, in season, by contrasting the color of building materials with greenery. Tree cover was mature in the park, but street trees in the commercial district were nonexistent. The tower and spire of the Congregational Church dominated the skyline. The overall impression was one of a complete business district.

Inter-War Years (1918-1940)

Some expansion continued in the northern section of the business district. Automobile dealerships, service stations, and other auto-related businesses located in this area. This section also developed as an informal service zone in the business district with buildings related to telephone, medical, and printing activities. Professional services left the upper floors of commercial buildings in preference for first-floor access.

In-fill continued on Main Street, but these buildings were primarily small, one-story concerns. These are one-part commercial blocks, Type II of the typology of buildings. Commercial Street declined in retail importance. The commercial arteries remained Main, 4th, and Broad.

In spite of new construction and some changes in retail activities, the central business district remained very similar in appearance to that of the pre-war years.

World War II and Beyond (1940-present)

The core central business district appears today very much as it has in the past, with some exceptions. The Victorian and turn of the century buildings remain substantially intact, and many retain the integrity of their original fabric. Others, however, have been "modernized." This usually thas taken place on the first floor, but not always. Second floor windows have sometimes been filled in, often because the upper floors are no longer prime space.

A major employer in Grinnell has constructed several large buildings in the north sector of the business district and has removed some buildings for employee parking. Thie result has been a scattering of isolated buildings in this area with open spaces used as parking lots. The historic business district boundaries exclude this area.

The over-street canopy in Grinnell's city park succumbed to age and to the Dutch Elm Disease in the 1960s. Replacement trees were planted and are maturing.

A system of one-way streets now is in place. Vehicular traffic moves through the business district in a counter-clockwise direction with Block 7 as the hub. Traffic islands stand in the middle of the major intersections. They regulate traffic either to circle the block or to radiate away from it. Diagonal parking is provided through the district. The major highways now skirt the business district on West Street and Sixth Avenue. One enters the business district today from the west via 4th or 5th Avenues; from the north by Main and Broad Streets; from the east by 4th; and from the south by Main and Broad. Large, historic commercial buildings stand as gateways at each of these points and define the edge of the historic business district.

BOUNDARY JUSTIFICATION

The boundaries of the historic district have been drawn to reflect six criteria: commercial development, commercial design, architectural integrity, construction dates, visual cohesiveness, and absolute physical boundaries.

Two absolute physical boundaries were evident from the beginning of the project. Grinnell's plat restricted commercial growth east of Broad Street, so Broad Street provided a logical eastern boundary. To the south, commercial activity was halted by the railroad tracks. Land use south of the tracks was industrial.

The areas to the west and north were without sharp boundaries. Here, commercial development transitioned into residential and industrial land uses. Sixth Avenue did provide a farthermost boundary on the north (commercial activity in the historic context period did not extend beyond it and still does not) and both frontages on West Street provided a farthermost boundary on the west. The peripheries,

however, contained only scattered examples of historic commercial buildings, with many parking lots and new construction.

Further discussions then began between Main Street Grinnell, co-sponsor of the nomination project along with the City of Grinnell; Project Consultant; and Staff of the Bureau of Historic Preservation, State Historic Society of Iowa to refine the boundaries of the historic commercial district. Following National Register guidelines concerning the 50-year rule, 1940 was selected as a cut-off point. In one instance, noted in the "List of Buildings" section of this nomination, a resource is cited which should be reevaluated when its age reaches this anniversary (Site #59). The architectural integrity of the areas in question was then evaluated. Some historic commercial buildings have been neglected over the years, a fact reflected in their condition. This is particularly true in an area south of Commercial Street, where impaired condition and vacant lots are a problem. For this reason it was decided to exclude the section of the central business district south of Commercial Street from the historic district. Integrity conditions likewise were applied to the areas around West Street and 6th Avenue. All buildings west of the buildings fronting Main Street were also excluded. Commercial development in this excluded portion of the CBD dates mostly since World War II and a narrow sidewalk divides these buildings from the buildings to the south. Five store fronts were also excluded that face Main Street at its southwest intersection with 4th. All these buildings also post-date World War II. Finally, 5th Avenue was selected as a northern boundary. The area between 5th and 6th does reflect important activity in Grinnell's commercial development, but there has been considerable in-fill and demolition in the area.

After applying the above criteria, a contiguous area remained within the central business district. The commercial development of Grinnell as an historic context was then reapplied to the proposed historic district. Each era of Grinnell's commercial development up to 1940 found expression within this boundary except the earliest period, where no buildings or structures remain extant in the community. Each example of commercial design important for the city's commercial architecture also found representation in this area. Indeed, the best examples and the largest quantity of resources were found here. It was decided to draw historic district boundaries as they appear in this nomination.

There were four exceptions. These four buildings stood outside the historic district boundaries but were determined eligible for National Register listing. They are being nominated individually under the same cover document as this district nomination. These resources are Bowers-McDonald Office Building, Lamberson-Hunt Building, Interior Telephone Company Building, and the "Grinnell Register" Building.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

TYPOLOGY OF BUILDINGS

This nomination has employed Richard Longstreth's typology of commercial buildings as outlined in his The Buildings of Main Street published by the Preservation Press of the National Trust for Historic Preservation. This system treats commercial building types in terms of facade compositional units. Architectural styles remain important within this typology but are considered as sub-types.

The following table groups the buildings within Grinnell's historic commercial district into this typology. The chart also lists each building's site number and its status in the nomination. "K" indicates a key building, "C" contributing, and "N" non-contributing. "Key" buildings should be regarded, for National Register purposes, as "contributing" and are shown as "key" here to indicate their outstanding significance in the district.

TYPE I THE TWO PART COMMERCIAL BLOCK

Sub-type A Italianate	Sub-type B High Victorian		Sub-type C Richardsonian Romanesque	Sub-type D Classic Modern	
50 C	1 N	24 N	12 K	17 N	37 N
51 C	2 C	38 C	13 K	19 K	42 N
52 C	3 C	39 C	14 K	26 K	43 N
66 C	4 C	40 C	15 K	27 N	44 K
67 C	5 C	49 N	16 K	28 K	48 C
	6 C	53 C	25 C	30 C	56 N
	7 C	54 C		32 N	61 K
	8 C	55 C		33 N	
	9 C	57 C			
	10 C	58 C			
	20 C	68 C			
	21 N	69 C			
	22 C	70 C			

TYPE II THE ONE PART COMMERCIAL BLOCK

11N	29N	35C	45N	59N	64C
18N	31N	36N	46N	62C	73C
23N	34C	41N	47C	63C	

TYPE III VAULT

60 K
65 N

TYPE IV OTHER

71 N
72 N

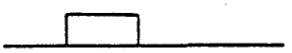
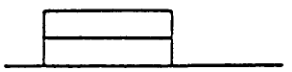
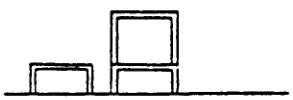
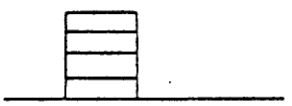
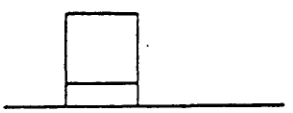
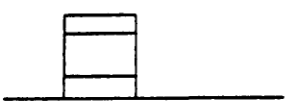
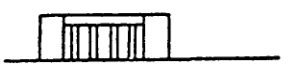
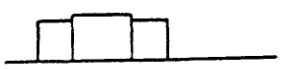
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

CFN-259-1116

Guide to the Buildings of Main Street

 One-Part Commercial Block	1 story, flat roof
 Two-Part Commercial Block	2-4 stories, 2 horizontal divisions, public & more private,. may be visually similar or not
 Enframed Window Wall	enframed horizontal center section, sometimes tall, 20th century
 Stacked Vertical Block	at least 5 stories, 3 horizontal divisions, treated differently with equal emphasis
 Two-Part Vertical Block	at least 4 stories, tall buildings, dominant shaft upper zone on visual base, 1-2 story lower zone
 Three-Part Vertical Block	same as Two-Part Vertical Block except has distinct upper zone of 1-3 stories
Temple Front	one compositional unit, 2-3 stories
Vault	2-3 stories, large narrow central opening
 Enframed Block	2-3 stories, front accented with columns, etc. , narrow end bays
 Central Block with Wings	2-4 stories, projecting center section with subordinate flanking units
Arcaded Block	tall, evenly spaced arched openings with no bracket or flank units

by Richard Longstreth, Preservation Press, 1987

TYPE I THE TWO PART COMMERCIAL BLOCK

This constitutes the largest type of building in the commercial district. There are a total of 55. As a type, these buildings exhibit a first floor store front, often with large glass areas for commercial display. On the upper floors, buildings exhibit smaller fenestration commensurate with the more private nature of these interior spaces used as offices, meeting halls, or apartments. In the Grinnell historic commercial district, two of these buildings are 3-stories while all the others are 2-story. Of the 73 sites in this nomination, only one, the Union Block (Site #27), is of frame construction, and even here this fact is belied by several facade accretions, at least one being a brick veneer.

The two part commercial blocks exhibit, by and large, more architectural detailing than the one part commercial blocks. Because of this, the two part commercial blocks have been further grouped into four sub-types.

SUB-TYPE ITALIANATE

The Italianate style is frequently equated as the bracket style. These architectural details along with arched windows, elaborate hood molds, and cornices earmark the taste. Constructed nationally from about 1855 through the 1870s, this sub-type appears in a few commercial examples in Grinnell from an early period in the city's commercial development. The Eagle Block (Sites #50 and #51) and its neighbor to the east, the Commercial Building (Site #52) remain the only extant examples.

The Eagle Block dates from the 1870s and features bracketed metal cornice and dentil work and simple cast hood molds. The Commercial Building (Site #52), also dating from the 1870s, features windows with rounded corners and a wooden cornice with paired brackets. The rarity of this sub-type in Grinnell stems today from their early construction, the relatively few buildings constructed in the sub-type, and the destruction of most of them through fire. As a sub-type, these buildings in Grinnell show a small scale. Their floor and roof lines, for example, are noticeably lower than those of later buildings.

SUB-TYPE HIGH VICTORIAN

Dating from the 1870s through the 1890s, this sub-type concentrates a profusion of architectural detail onto wall surfaces and seeks a rich decorative effect. This is achieved through clustering of windows, use of mixed materials, cornice, string courses, hood molds, oriel windows, pediments, and linear embellishments among other architectural devices such as cast iron grillwork, stained glass, pressed metal ornaments, and wood millwork. Good examples of this sub-type in Grinnell's historic commercial district include the Phoenix Block (Sites #1-10), The "Herald" Building (Site #21), Seaman Building (Site #22), Spencer Building (Site #49), Commercial Building (Site #53), and the Herrick and Chamberlain Building (Site #66-67). Toward the end of this period, elaborate detail gives way to a more restrained ornamentation. These buildings in Grinnell include the Spaulding Building (Sites #38-40), and the Manly-Gifford Building (Site #55).

SUB-TYPE RICHARDSONIAN ROMANESQUE

These buildings, dating nationally from the 1880s onward into the early Twentieth Century, exhibit a stately and monumental appearance. This derives partly from preferring stone and rugged brick as building material, but also because of heavy massing and employment of low, Romanesque type arches. There are notable examples of this sub-type in Grinnell. These buildings are interesting individually and important as a group because they illustrate a commercial row of buildings unified in design and building materials. This commercial row includes the Coutts Building (Site #12), the Miles Building (Site #13), the Barker Building (Site #14), and the Broad Street Block (Sites #15-16). All were built between 1893-1894.

SUB-TYPE CLASSIC-MODERN

Toward the end of the Nineteenth Century, there was a movement toward classic symmetry, balance, and clean lines and away from Victorian decoration. Architectural details from Ancient Greece and Rome became again popular. Buildings took on rectilinear design in contrast to Victorian picturesque expressions. There are several fine buildings of the sub-type classic in Grinnell. They include the International Order of the Odd Fellows Lodge (Site #26) and the Spaulding-Spurgeon Building (Site #28). These rectilinear forms and flat surfaces extended over into a commercial style which developed contemporaneously. This latter style included large window openings, regular shapes, simple brick-worked details, and the use of cast concrete for architectural details like name plaques, coping, and panels. The Benevolent and Protective Order of the Elks Building (Site #61) is an outstanding example of this sub-type in Grinnell. The Skeels Building (Site #48) is a good example.

TYPE II THE ONE PART COMMERCIAL BLOCK

The one part commercial block generally is built on a small scale. They typically serve similar purposes on the first floor as the two part commercial blocks. The one part buildings, however, usually lack architectural detail, probably because cost was so important for them. These buildings are very prone to alteration because of changing commercial trends and the ease with which the building lends itself to alteration. To find an example like the Commercial Building (Site #34), which retains the modicum of its original detail from the 1930s, is unusual. Here terra cotta panels with Greek key motives remain extant at the cornice level. Another fine example, although outside the period of this historic district, is Cunningham Drug (Site #59). Built in the 1950s, this building retains its original store front including neon signs, metal window and entry surrounds, green enameled store front panels, and soda fountain in the interior. Other examples of the one part commercial block in Grinnell include Sites #62, 63, and 64.

Because the one part commercial block is so subject to change, we find almost 40% of the non-contributing buildings in the district comprised of this type.

TYPE III VAULT

This type features a facade whose major emphasis is on a large central opening which can extend upward beyond floor lines. There are two examples in the Grinnell historic commercial district. The first, Louis Sullivan's Merchants National Bank (Site #60), employs terra cotta geometric and plant motifs to frame the

central entryway and a central window above it. These two elements work together to give a vertical feeling to the facade. The other building, the Grinnell State Bank (Site #65), employs three arched openings on the facade which extend beyond the second floor line. These were added with renovation in the 1960s or 1970s and replaced the original classical columns. The new design perhaps was intended to repeat the feeling of Sullivan's building which is on the other side of the street.

TYPE IV OTHER

There are two buildings which do not fit into the above typology. A service station (Site #71) is not a flat roofed building. The other, the Armory (Site #72), has a curved roof and crenellated facade. These exceptions prove the rule. The Armory was not designed as a commercial building, and the service station served a specialized commercial function.

INDIVIDUAL SITE DESCRIPTIONS

These descriptions discuss each of the buildings in the Grinnell Historic Commercial District in terms, when known, of its street, district site number, street number, historic name (or common name), date of construction, architect, contractor(s), capsule statement of significance, supplemental historical data, alterations, and status as key, contributing, or non-contributing within the nomination.

All building names given are historic names except when noted. When an historic name was unavailable, a generic name like "Commercial Building" was employed. The historical data contained in these descriptions are the result of many hours of volunteer research by Grinnellians for this project. The data are derived from contemporary newspaper accounts of building construction. In a few cases, dates are approximate and interpolated from historic photos, other material culture, and from fire insurance maps. The citations for historical data are available on individual Iowa Site Inventory forms for each site. These forms are held in the offices of the Bureau of Historic Preservation, State Historical Society of Iowa, and Main Street Grinnell.

To determine the general integrity of buildings in the district, a visual evaluation was made for the exterior of each building during Phase One of this project. These evaluations addressed building materials, surface treatment, fenestration, entryways, and other architectural details like hood molds and cornices. Interiors of the buildings were largely unaddressed. The general condition of buildings in the district is very good. It is apparent from the individual site descriptions that the primary intrusions in the district derive from unsympathetic renovation treatments of historic buildings rather than in-fill of new buildings. Some historic buildings ranked as non-contributing could become contributing to the district with sympathetic treatment. One purpose of this nomination is to encourage property owners to do that by increasing the awareness of these historic assets.

The streets in the Grinnell Historic Commercial District are organized alphabetically: Broad Street, Commercial Street, Main Street, 4th Avenue, and 5th Avenue.

BROAD STREET

1 (819) Cass and Works Building (south half); 1889; Josselyn and Taylor, architects, Cedar Rapids, Iowa; R. G. Coutts, mason, Grinnell; Wessell and Duffin, carpenters, Grinnell. This is a 2-story brick constructed following the Great Fire of 1889 as part of the Phoenix Block--buildings unified by common materials, height, design, and time of construction. These buildings stretch the entire length of Broad Street between Commercial and 4th Avenue. Site #1 is the south half of a double store front building. Merchants National Bank headquartered here before Louis Sullivan designed, and its new offices were constructed, at 829 5th Avenue in 1914. The Cass and Works Building would be a key structure in the district if it had not been altered by bricking-in the upper story windows and applying panels at street level. If the window treatment were reversed and a more sympathetic treatment given to the street level, the building could become a contributing structure. (Non-contributing).

2 (821) Cass and Works Building (north half); 1889; Josselyn and Taylor, architects, Cedar Rapids, Iowa; R. G. Coutts, mason, Grinnell; Wessell and Duffin, carpenters, Grinnell. (See

statement of significance for Site #1). This north half of the building was originally designed for McIntosh's Dry Goods Store. The store wrapped west around Merchants National Bank and featured another store front at 819-1/2 Commercial Street (Site #24). Sanborn maps show this as a dry goods or general store until 1922 and 1932, when it is simply identified as "store." The present facade on this north half of the Cass and Works Building is intrusive. If the pent roof and horizontal sheathing were removed from the upper level and the exposed original design elements found intact or capable of sympathetic treatment, this might be considered a contributing structure. It is difficult to tell if the original street -level facade remains under the present one. (Non-contributing).

3 (823) Proctor Building (south half); 1889; R. M. Kellogg, designer, Grinnell; R. G. Coutts, mason, Grinnell; Wessell and Duffin, carpenters, Grinnell. This was one of the buildings constructed in the six months following the fire of June 12, 1889. It is an important part of the "Phoenix Block" (see Site #1). This 2-story brick double store front building is the only one along this block of Broad Street not designed by Josselyn and Taylor, but its design conforms to the rest of the block's composition. It is 42' wide by 84' deep, facade of pressed brick with ornamental tile cornice with stone coping. The plate glass fronts were 132x140 inches. There originally was a flag staff atop the oriel window. The height of the building, the alignment of the second floor windows, and the materials are all consistent with the design of the Josselyn and Taylor buildings in the block. It is thought to have been designed by R. M. Kellogg of Grinnell. Why H. P. Proctor did not employ Josselyn and Taylor, who designed the rest of the Phoenix Block, is not known at this time. Still, Site #3 is a fine commercial building. The architect was clearly aware of and conformed to the Cedar Rapids firm's intention. Cost was $10,000 for both south and north units. Historically, the south half housed dry goods and/or clothing. Proctor, a jeweler, based his operations in the north half. Alterations to the first floor detract, but the upper floor is relatively unchanged (windows are reversible). This is a good contributing structure. (Contributing).

4 (825) Proctor Building (north half); 1889; R. M. Kellogg, designer, Grinnell; R. G. Coutts, mason, Grinnell; Wessell and Duffin, carpenters, Grinnell. This was the north half of a 2-unit building. H. P. Proctor was a jeweler who had this building constructed and based his own operations in the north unit. See statement of significance for Site #2, which also applies to this site. These two sites are separately listed because they have historically housed different businesses. (Contributing).

5 (827) Vest Brothers Building; 1889; Josselyn and Taylor, architects, Cedar Rapids, Iowa; Marcus Hall, contractor, Cedar Rapids, Iowa. This is one of the buildings in Block 8 that "rose like a Phoenix from the ashes" after the June 12, 1889 fire. This narrow building (22-1/2'x84') was designed by Josselyn and Taylor. It is significant because of its contribution to the unified composition of the Phoenix Block. The facade was of pressed brick, stone trimmings, and a terra cotta name plate. As with the other buildings in this block, it was noted that it had a fine plate glass front. The three small round arches highlight the center of the upper level, and the name plate is treated as a stepped pediment, capped with stone. Note the height, the window alignment, and the materials are consistent with others along the block. Immediately following the Great Fire, Fred and Ed Vest (physicians from Montezuma) bought this land from G. F. H. Stevens. Their purchase was investment as they had no plans to use the building themselves. The first floor was let to J. G. Johnson and Co. (drugs) and the upper floor to Dr. J. R. Lewis. Sanborn maps show a drug store here until 1922. In 1932 it is simply called "store." Cost of this building was said to be $5,000.

Alterations to the building appear minimal. It is definitely a strong contributing structure in the district. (Contributing).

6 (829) The Scott Building; 1889; Josselyn and Taylor, architects, Cedar Rapids, Iowa; Marcus Hall, contractor. This is one of the buildings that "rose like a Phoenix from the ashes" after the June 12, 1889 fire. It is significant because of its contribution to the unified composition of the Phoenix Block. Josselyn and Taylor designed it to harmonize with the others in this block. Note similar height, window alignment, and materials. It is the same size as the Vest Brothers Building next door (22-1/2'x84'). Decorative elements here include a bracketed cornice with balustraded pediment, horseshoe-shaped hood over central window, and incised patterns in the hood molds. A center staircase serves the upper floor of the Vest and Scott Buildings. Cost of this brick building in 1889 was $4,000. This lot is "where Mr. Anor Scott engaged in the mercantile business for many years and the new structure is a fitting monument to the memory of our former citizen." Anor Scott opened the very first store in Grinnell, about 1-1/2 blocks north of this site. This could become a key building with a more sympathetic treatment of the first floor and the storm windows on the upper level. (Contributing).

7-10 (831-837) Morse Block; 1889; Josselyn and Taylor, Cedar Rapids, architects; Brown and Zilra [?], Cedar Rapids, contractors. The Morse Block is significant because it established the architectural design for the Phoenix Block--the entire row of commercial buildings on Broad Street--and because of the quality of this design. C. R. Morse, a Grinnell banker, underwrote the cost of the Morse Block. He wanted quality for Grinnell. Josselyn and Taylor, architects of Cedar Rapids, were engaged (Morse patronizing Eugene Taylor, a graduate of Grinnell College who had studied architecture in Boston). This huge brick block actually contains seven first -floor commercial units, four store fronts on Broad Street (including the turreted corner store front), plus three store fronts on 4th Avenue. They are listed separately as Sites #7, 8, 9, 10, 68, 69, and 70 because, historically, they have continually housed different businesses. Following C.R. Morse's example (and perhaps financed through his bank), the other owners along Broad Street also conformed their new construction to Josselyn and Taylor's design. This entire city block, unified in commercial design and built by different owners, is rare in Iowa. The Morse Block significantly contributes to this continuity. The Morse Block has pressed brick fronts on both Broad and 4th, with stone trimmings "mounted with artistic designs in brick and metallic cornices." Large plate glass front adorned all businesses with recessed entries. The corner tower is a crowning detail. This building originally housed business rooms on the first floor, with offices, club rooms, and dining halls on the second. The Morse Block measures 85' on Broad and 146' on 4th Avenue. It was truly a major investment in the downtown. Total cost was $20,000. A strong recommendation is made for more sympathetic treatment of the first floor of all store fronts. If the original elements remain under a new facade, these should be exposed. If the original store front has been removed, restoration reflecting the scale, proportion, and material of the old is recommended.

7 (831) Morse Block; 1889; Josselyn and Taylor, Cedar Rapids, architects; Brown and Zilra [?], Cedar Rapids, contractors. Site #7 is a 2-story brick commercial building with cornice and brick and stone details. See general discussion above for this building's significance. There are panels over the second floor windows and an altered first floor, but the overall integrity is good. (Contributing).

8 (833) Morse Block; 1889; Josselyn and Taylor, Cedar Rapids, architects; Brown and Zilra [?], Cedar Rapids, contractors. Site #8 is a 2-story brick commercial building with cornice and brick and stone details. See general discussion above for this building's significance. There are panels over the second floor windows and an altered first floor, but overall integrity is good. An architect has recently been hired to supervise renovation of this store front. He has determined that the original store front was removed but will easily be reconstructed in a sympathetic renovation. Clear, historic photos depict the central, recessed entry and basement foundations. Pressed tin ceilings remain intact in the interior. The original limestone sidewalk is also intact in front of the building. (Contributing).

9 (835) Morse Block; 1889; Josselyn and Taylor, Cedar Rapids, architects; Brown and Zilra [?], Cedar Rapids, contractors. Site #9 is a 2-story brick commercial building with cornice and brick and stone details. See general discussion above for this building's significance. First floor is somewhat altered and building has been repointed using light color mortar, but the overall integrity is good. (Contributing).

10 (837) Morse Block; 1889; Josselyn and Taylor, Cedar Rapids, architects; Brown and Zilra [?], Cedar Rapids, contractors. Site #10 is a 2-story brick commercial building with turret, cornice, and brick and stone details. See general discussion above for this building's significance. First floor store front has been bricked-in, but the overall integrity is good. This store front sits on what had been known as "Herrick's Corner" and was covered with wooden buildings. The Great Fire of 1889 destroyed these. The current structure's turreted corner is a major feature in the downtown streetscape and a local landmark. (Contributing).

11 (915) Commercial Building; built after 1932. This is a 1-story commercial building with wood siding in a chevron design installed over brick. Although intrusive, the building retains a scale in keeping with other historic buildings in the district. (Non-contributing).

12 (917) Coutts Building;1893-1894. Probably R. G. Coutts, designer and mason. This building, taken together with Sites #13-16, illustrates the popularity of stone as a building material on Grinnell's commercial edifices. These sites also exhibit a design unified by building material, scale, and architectural detail. They mark a notable achievement in the commercial architecture of this city and relate to the commercial row concept as developed in the earlier Phoenix Block. The Coutts Building, along with its sisters to the north, also calls attention to the northward expansion of the Grinnell commercial district. The stone in this facade is heavily rusticated and works especially well with its second-floor arched fenestration. Its texture, arches, and facade material relate it well to the currently popular national architectural style of Richardsonian Romanesque; but it digresses in its lack of deep, rich color and color contrast. In conjunction with the stone facades to the north, it contrasts sharply with the dark colored brick structures surrounding them. The Coutts Building resembles the Bowers and MacDonald Office Building at 816 Commercial Street. R. G. Coutts, a Grinnell mason and developer, also built, it appears, the three adjoining stone-facaded buildings on the north (Sites #13, 14, 15) within a few years. Coutts definitely collaborated with Messrs. Beyer and Clark in developing the Broad Street Block (Site #15). This area was leveled by a fire on August 5, 1891. The Coutts Building has high integrity. It has housed a news stand since the mid-1920s. In 1988 the materials covering the original store front were removed to expose the original store front materials and the historic appearance restored. The interior of the building features a pressed tin ceiling, which remains intact. (Key).

13 (919-921) Miles Building; 1894; R. G. Coutts probably designed and built this building. This is the southern-most of four store fronts (Sites #13, 14, 15, 16) constructed following an August 5, 1891 fire. Site #13, like its sisters, is significant for its use of stone, its attribution to Coutts, its commercial row design of unified conception, and for its calling attention to the northward expansion of Grinnell's commercial district. These buildings continue the facade material and general style of the Coutts Building on the south but employ rectangular fenestration, stringcourses of pale tangerine-colored stone, and denticulated cornices. These are the only historic stone facades in Grinnell that utilize colored stone, yet the color lacks the boldness or richness common with Richardsonian Romanesque. The Miles Building was constructed at a cost of $8,000, with another $2,000 spent on fixtures for the hardware store. The second floor has always been used for storage and has never been finished or divided. The building continues the use of rusticated stone found on the Coutts Building, but here the windows are paired and have a belt course of rusticated stone at both the sill and lintel levels. Note denticulated stone cornice and parapet with stone name plate. Stone finials designate sidewalls. There is a massiveness to these stone buildings that is missing from their brick counterparts. First floor of the Miles Building has a lowered store front. Architectural details discovered underneath accretions to the Coutts Building probably also remain hiding under the cover-up on this building since sheathing materials and canopies are identical. Integrity of the Miles Building is high. (Key).

14 (923) Barker Building; 1894; R. G. Coutts probably designed and built this building. This is one of four store fronts (Sites #13, 14, 15, 16) constructed following an August 5, 1891 fire. It is significant, as discussed in Site #13, for its use of stone, its attribution to Coutts, the unified concept of its commercial design, and its calling attention to the northward expansion of Grinnell's commercial district. The Barker Building matches its sister buildings on each side. Each building was obviously designed as a group, although there were different owners. Rusticated stone, stone belt courses above and below second-floor windows, and stone name plate are all consistent in the three buildings. Reconstruction of this section of the commercial district was slow and contrasts with the speed with which the Phoenix Block was rebuilt. Economic pressure to develop this section of Grinnell's commercial district began in the 1890s. W. H. Barker was the original owner of the Barker Building. He paid $5,000 for it and $1,500 for steam laundry fixtures and machinery. A portrait studio located on the second floor could have benefited from the eastern light unobstructed by buildings across the street. First floor of the Barker Building has a lowered store front. Architectural details discovered underneath accretions to the Coutts Building probably also remain hiding under the cover-up on this building. Integrity of the Barker Building is high. (Key).

15 (925) Broad Street Block (south half); 1894; R. G. Coutts, designer and mason. This is one of four store fronts (Sites #13, 14, 15, 16) constructed following an August 5, 1891 fire. Like its sisters, the Broad Street Block is significant for its use of stone, its design and construction by Coutts, its commercial row design of unified conception, and for its calling attention to the northward expansion of Grinnell's commercial district. This building continues the characteristics found on the Miles and Barker Buildings, but here a triangular pediment identifies this as the Knights of Phythias Lodge #175, as well as the Broad Street Block. Coutts, Beyer and Clark are identified in the "Herald" as the owners of this building. It cost $12,000, with the Lodge's hall fixtures costing an additional $1,000. Besides having significance in conjunction with the Miles and Barker Buildings,

this building has the additional significance of being the first of the fraternal lodge halls to have been constructed specifically for a lodge in Grinnell. It copied standard practice to provide commercial rental space on the first floor, which helped defray expenses of the property. Businesses on the first floor have varied over the years, and this accounts for listing as two sites. First floor has a lowered store front. Architectural details discovered underneath accretions to the Coutts Building probably also remain hiding under the cover-up on this building. Integrity of the south half of the Broad Street Block is high. (Key).

16 (927) Broad Street Block (north half); 1894; R. G. Coutts, designer and mason. This is one of four store fronts (Sites #13, 14, 15, 16) which were constructed following an August 5, 1891 fire. Like its sisters, the Broad Street Block is significant for its use of stone, its design and construction by Coutts, its commercial row design of unified conception, and for its calling attention to the northward expansion of Grinnell's commercial district. This building continues the characteristics found on the Miles and Barker Buildings, but here a triangular pediment identifies this as the Knights of Phythias Lodge #175, as well as the Broad Street Block. Coutts, Beyer and Clark are identified in the *Herald* as the owners of this building. It cost $12,000, with the Lodge's hall fixtures costing an additional $1,000. Besides having significance in conjunction with the Miles and Barker Buildings, this building has the additional significance of being the first of the fraternal lodge halls to have been constructed specifically for a lodge in Grinnell. It copied standard practice to provide commercial rental space on the first floor, which helped defray expenses of the property. Businesses on the first floor have varied over the years. First floor has a lowered store front and brick in-fill under the store front windows. Architectural details discovered underneath accretions to the Coutts Building probably also remain hiding under the lowered store front on this building. Integrity of the north half of the Broad Street Block is good. (Key).

17 (929) Commercial Building; c. 1960. This is a 2-story, brick commercial building. Its scale and building materials are similar to historic buildings in the district but it is intrusive because of age. (Non-contributing).

18 (931-933) Commercial Building; after 1960. This is a 1-story, commercial building. Its scale is in keeping with other historic buildings in the district. (Non-contributing).

19 (937) "Grinnell Register" Building; 1916. This building is significant as a fine example of brick commercial design from the second decade of this century. It also calls attention to the expansion of Grinnell's commercial district. Although an architect has yet to be identified, there are Sullivanesque qualities in the handling of the arched entrance and the low relief concrete inset panels along both elevations. Grouped windows (some with vertical lights), cast concrete sills, and simple brick patterns are all common elements of commercial buildings from the "teens" and twenties. The building materials on this building are interesting. Arts and Crafts Movement designs are evident in the tile detailing and door. Brick is reddish brown. Mortar is tinted pink with large aggregate and is laid with recessed horizontal joints and flush vertical joints. The building's location, on the southwest corner of 5th and Broad, demonstrates the growth of the business district to the north during the early part of the Twentieth Century. Within a few years we see the construction of this building, the "Grinnell Herald" Building, the Interior Telephone Company Building, and several auto-related structures, plus the new United States Post Office--all of these either along 5th Avenue or north of it. Another fact of interest is that not only did Grinnell continue to support two newspapers,

but it supported them well enough that each could afford to construct a new building. Like the "Grinnell Herald" Building, the "Grinnell Register" Building has a high basement ceiling to accommodate printing presses. Here, too, entrance is gained at grade with stairs to the main floor inside. This building was constructed with living quarters (an apartment) above for the owner's family (note balcony on facade). Relatively few alterations have been made, and most appear reversible. The second floor continues to serve as an apartment. (Key).

COMMERCIAL STREET

20 (805) "Herald" Annex; 1902. The "Herald" constructed this building as an annex when it outgrew its adjacent offices at 807 Commercial. It is a 2-story brick. An architect has not been identified for this building, but its design (note the hood molds) was intended to blend with that of Site #21, its neighbor to the east. There is a recessed corner entryway on the east side of this building with a cast iron pole supporting the overhanging second floor and a cornice with dentils between the floors. The lower portion of the first floor windows are bricked-in but the clerestory probably remains intact behind a covering. (Contributing).

21 (807) "Herald" Building; 1889; Geo. Sampson, mason; J. C. Powell, carpenter. This building is significant as it calls attention to the rapid reconstruction of Block 8 in Grinnell's commercial district following the Great Fire of 1889. It was a 2-story building with three store fronts at 807, 809, and 811 Commercial. The latter two sections of the building are non-extant. The entire building was called The Herald Block. The *Herald* itself used 807, and Morrison Glove, a manufacturing concern, used the rooms at 809 and 811 and on the second floor. (This business had started out in the Morrison home, had grown to need space downtown, and still later required additional space, and the brick buildings immediately south of the railroad were built. DeLong Manufacturing is the descendent of Morrison, McIntosh and still uses this building as a retail outlet). The "Herald" was among the first buildings completed after the Great Fire. Although the builders are known, no architect is identified. This is unusual because the other buildings constructed in the Phoenix Block are architect-designed. The *Herald* described its new home: "the frontage on Commercial of 46-1/2 ft and a depth of 65 ft. The front wall is built of LaSalle pressed brick, with a handsome metallic cornice bearing the name of its builder." This building was rebuilt on its former site and limestone foundation. The newspaper wanted a modern plant, so it included steam heat, electric lights, and an elevator with a half-ton capacity. Immediately after the fire, arrangements were made to use the press of the *Independent Signal* until the *Herald's* own new press would arrive. The oldest newspaper in Grinnell, the *Herald* was established March 18, 1868, as the *Poweshiek County Herald*, with the motto "Independent in Everything, Neutral in Nothing." From 1878 on, it was in competition with the *Grinnell Register;* the two consolidated in 1936. Windows on the second floor are impaired, and the first floor store front has also been impaired. Cornice at top of building is missing. (Non-contributing).

22 (817) Seaman Building; 1889, Foster and Liebbe, Des Moines, Iowa, architects; R. G. Coutts, Grinnell, mason; and James Hanlin, carpenter. This building is significant because of its architectural design by a noted Des Moines firm and because it calls attention to the rapid reconstruction of Block 8 in Grinnell's commercial district following the Great Fire of 1889. Built within six months of the June 12 fire, which destroyed the heart of Grinnell's business district, this

building is representative of the post-fire structures, which were larger, and constructed of more expensive and less combustible materials than their pre-fire counterparts. In keeping with its more elaborate nature, it was designed by one of the more important architectural firms in Iowa at that time. The *Herald* described the structure as "...44 feet 6 inches by 77 feet. Two stories constructed of pressed brick and artificial stone trimmings." The Commercial Street facade had two large plate glass windows, 9-1/2 feet by 10-1/2 feet , each capped off with rich designs of stained glass transoms. (Contributing).

23 (819) Commercial Building; 1889. One of the buildings replacing ruined structures after the 1889 fire, this building has traditionally been considered as part of the 2-storied commercial building adjacent to it. However, it has usually been rented out to separate business enterprises. Originally, the post office utilized the building, but it was part of a general store by 1906. The *Herald* compared the earlier post office facilities to the new and stated that the new one "...has more depth, more height, and more room for the public and for handling the mails. Between the two entrances is a large square of plate glass which affords abundant light for the public part of the building." Because the new post office was built next to the site of the old, it reiterates the replacing of smaller, cramped, frame buildings with larger, better lit, brick ones. Facade altered by vertical siding, pent roof, bricked first floor, and altered windows covering the historic fabric. (Non-contributing).

24 (819-1/2) McIntosh Grocery; 1889. Josselyn and Taylor, Cedar Rapids, Iowa, architects. This is a 2-story, brick commercial building significant as a portion of the Phoenix Block. Constructed on the rubble of the 1889 fire, this huge undertaking primarily fronts on Broad Street. Site #24 originally wrapped around the Cass and Works Building to connect with Site #2. The facade has been altered by vertical siding, pent roof, bricked first floor, and altered windows. What is covered here is also probably what is covered on Site #2. The owner of Site #2 also owned Site #24 and duplicated alterations on both facades. If the vertical siding and pent roof were removed and the original design were in place, this building could be contributing. (Non-contributing).

MAIN STREET (WEST SIDE)

25 (901) Corrough Block; 1900. This building is significant for its use of stone as a building material and its interplay with brick. Located on a corner, the building has a rusticated stone facade on Main Street. There is another primary facade on 4th Street and this features brick. Two kinds of brick are used here. The lower level is a deep burgundy color and was molded with a rough surface texture. The upper level is buff colored and smoothly molded. It is interesting to note that the rusticated stone facade is continued in texture, if not in color, by the lower brick level. The denticulation of the stone cornice is also continued on the side of the building in brick. The use of rusticated stone, the oriel window, and the burgundy brick of the side facade fall within the conventions of the Richardsonian Romanesque style. The light color of the main facade deviates from national conventions, but repeats the vernacular Grinnell version of the Romanesque. The main entrance to this building is on a beveled corner. This motive is repeated across the street to the east on the Spencer Building (Site #49). As with other stone facaded buildings in Grinnell, the Corrough Block is adjacent to another stone facade, the Odd Fellows Lodge, built the following year. There are bricked-in windows on the first floor of the Corrough Block. If these were restored, the building

would be a stronger contributing structure. Corner door in entryway remains extant behind the brick, and the lower window sash also appear to be intact behind the brick. (Contributing).

26 (903-905) International Order of the Odd Fellows Lodge; 1901. Built next to the stone-facaded Corrough Block, the Odd Fellows Lodge is significant in calling attention to Grinnell's predeliction for stone buildings. Here, however, and as the one exception, the overall architectural style is Neo-Classical, rather than Romanesque. It is a good example of Neo-Classical design with a tripartite facade which is echoed by the three-part division of the cornice. The windows on second floor are recessed between pilasters. The window cavaties have been blocked in, but, because the in-fill is set back, it is not intrusive. Original bronze window surrounds remain intact on the store front. Interiorwise, the pressed metal ceiling remains intact with a bronzed finish. This building is also significant because it represents substantial commercial development along Main Street. It also illustrates the importance of fraternal organizations in community development. Grinnell Lodge #357, Independent Order of Odd Fellows, was organized on December 13, 1876. For many years the lodge hall had been located on the third floor of the Grinnell Block (northwest corner of 4th and Broad Streets) the east half of which was demolished when Louis Sullivan's design for Merchants National Bank was completed in 1914. Three other fraternal organizations, the Knights of Phythias, the Masons, and the A.O.U.W., were also lodged in this structure until they acquired properties of their own. These organizations not only provided fellowship, they provided community services; and their buildings set standards for commercial design. The I.O.O.F. Lodge continues to utilize the upper floor of this building. (Key).

27 (907-909) Union Block; c. 1875. The "Union Block," was a wood frame structure later veneered with brick. As late as 1932, the Sanborn map shows it as frame with veneer. It was a fairly early large-scale (2-story) commercial development along Main. The building underwent face-lifting, the store front at 907 at one time and that at 909 about 1906. This building is presently an intrusive structure because of its metal-sheathed facade. If that metal were removed, and the original design intact, the building might be contributing. The original wooden sash-type windows are still intact behind the sheathing. (Non-contributing).

28 (911) Spaulding-Spurgeon Building; 1906; Hallett and Rawson, architects; Des Moines. This building illustrates substantial commercial development taking place along Main Street during the period and also calls attention to an early "chain store" in Grinnell. Finally the building calls attention to the importance of architects for Grinnell's commercial design. The Spaulding family erected this building as an investment. Located directly across the street from their own building at 912-918 Main (Sites #38, 39, 40), this building clusters with the I.O.O.F. Lodge (Site #26/1901), the Longshore Building (Site #30/1901) and the Colonial Opera House (non-extant at southwest corner of Main and Fifth/1901) among others and shows the expansion of commercial investment north along Main Street during the first decade of the Twentieth Century. The Spurgeon chain store located in this building from at least 1909. This is reportedly its first store in Iowa. The Spaulding-Spurgeon Building is also a very good example of brick commercial design from the early Twentieth Century. Like the I.O.O.F. Lodge, this has a simple Neo-Classical design. The upper level features windows divided by brick pilasters. These pilasters rest on a cast concrete base and are topped by a slightly pedimented cast concrete entablature. The simple parapet is treated with a metal cornice in a Greek key design. The upper sash of the windows has the distinctive pattern of diagonal lights found on many public and commercial buildings of this period. The store front has been somewhat altered,

but it is not intrusive. Note the original, gold-leafed "Spurgeons" sign (original to the store although not original to construction date). In 1987 accretions were removed from the store front to expose original windows, a transom, and the Spurgeons sign all virtually intact. A pressed metal ceiling remains intact on the interior. This building's renovation has won the Iowa Governor's Main Street Project Award for excellence. (Key).

29 (915) Commercial Building; after 1932. This is a 1-story, brick commercial building. Its store front has been altered but the scale and materials of the building are similar to other historic buildings in the district. (Non-contributing).

30 (917) Longshore Building; 1901. This building calls attention to the expansion of Grinnell's commercial district with the construction of substantial brick blocks on Main Street between 4th and 5th Avenues. The building also illustrates a good example of early Twentieth Century commercial architectural design. The Sanborn Fire maps indicate that use of the building has not changed much over the years, being labeled "Department Store," "General Store," and just plain "Store" in 1922 and 1932. This building is a good example of early Twentieth Century brick commercial design. Alterations to the first floor could be more sympathetic but are not intrusive. Note the strong similarity of design between this building and the Spaulding Block across the street (Site #38) by the Des Moines architectural firm of Hallett & Rawson. Bands of rusticated stone create belt courses at both sill and lintel level on the upper story; the concrete identification panel is similar; and the corbeled brick cornice with dentils appears to be identical. (Contributing).

31 (919) Commercial Building; post World War II. This is a 1-story, brick commercial building. Although constructed outside the time of this nomination, the scale and materials used here are similar to historic buildings in the district. (Non-contributing).

32 (921) Strand Theater; 1916. This building calls attention to entertainment as a growth business in the early Twentieth Century, and to motion pictures in particular. Numerous movie theaters sprang up on Main Street and nearby in Grinnell during the first two decades. Most were housed in theaters converted from earlier uses. The Strand was constructed specifically for motion pictures. It was a quality building with a lobby, foyer, auditorium seating 588, and a heating and ventilating system. The exterior was 2-story, brick with canopy and mansard-type, tiled roof. The expense required to construct this building points out that entertainment had become an important commercial business. The building continues in operation as the Cinema Theater today. The original canopy was removed in the 1930s or 1940s and a new marquee installed. Presently there is metal sheathing on the facade, and the building must be considered non-contributing. If the sheathing were removed and original design elements exposed, the building could become contributing. (Non-contributing).

33 (923) Commercial Building; 1917. This 2-story, brick, commercial building replaced a 1-story commercial in 1917. Access was gained to the second floor through an entrance at the side of Site #32 in a deeded covenant remaining in effect today. This building has an altered store front and the second floor has new brick veneer. The window openings including the sills on second floor are the original, and an historic carbonated soda advertisement remains extant in polychrome paint on the north side of the building. (Non-contributing).

34 (925) Commercial Building; between 1911-1922. This building is a 1-story, brick, commercial building. It illustrates a commercial design popular in the first decades of the Twentieth Century and features commercial style windows, a Greek key motive in terra cotta at cornice, thin joints or pink tinted mortar, and goose-neck fixtures with incandescent lights to illuminate the store front. (Contributing).

35 (927) Commercial Building; c. 1940. This building is a 1-story, brick, commercial building. It typifies a commercial design popular in the 1930s and features a strictly functional appearance. Entryway and show window have been altered, but the overall scale and materials of the building remain intact. (Contributing).

36 (929) Commercial Building; post World War II. This is a 1-story, brick, commercial building. Although constructed outside the time of this nomination, the scale and materials used here are similar to historic buildings in the district. (Non-contributing).

MAIN STREET (EAST SIDE)

37 (908) Commercial Building; 1893-1906. This is a 2-story, commercial building with a facade and south wall faced with faux stone. Stone on the south side is original to the building. That on the facade is not original to the building although faux stone was originally employed here. The face-lift carefully dovetailed the new facade with the stone on the south. Although the building must be considered non-contributing, it continues the tradition in Grinnell in using stone and stone-like materials. (Non-contributing).

38 (912) Spaulding Block (south); 1899; Hallett & Rawson, architects; Des Moines. This building is significant because it calls attention to the commercial development of Main Street between 4th and 5th Avenues. The building also illustrates Grinnell's strong propensity to hire architects to design new buildings. The Spaulding Block was built in the area which a 1891 fire had cleared of frame buildings. Buildings lost in the August fire included those of Spaulding and Snyder Wagon Works. This firm was Grinnell's largest industry at the time and manufacturing was still taking place within this stretch of Main Street. After the fire, Spaulding's wagon works took over the factory buildings which Craver and Steele had vacated. Spaulding later built this three store front in Main Street. There are changes to the first floor but they are not intrusive. At the upper level, the windows were partially bricked-in when new sash were installed. The brick is inset and is reversible. The owners are encouraged to restore the windows. Note the similarity of design between this building and the Longshore Building (1901) across the street. Both feature rusticated stone string courses at the sill and lintel levels and a corbeled brick cornice with dentils. The concrete identification panels are also similar. These buildings illustrate the simplicity of design gaining favor over the elaborate high Victorian commercial designs of the previous decades. (Key).

39 (914-916) Spaulding Block (middle); 1899; Hallett & Rawson, architects; Des Moines. This building is significant because it calls attention to the commercial development of Main Street between 4th and 5th Avenues. The building also illustrates Grinnell's strong propensity to hire architects to design new buildings. Like its sisters to the south and north (Sites #38 and 40), the middle store front of the Spaulding Block is one of the first substantial brick blocks to be constructed on Main

Street between 4th and 5th. These buildings illustrate the simplicity of design gaining factor over the elaborate high Victorian commercial designs of the previous decades. See Site #38 for description of architectural details. The entire block has, over the years, served a variety of commercial businesses and is listed as separate sites for this reason. A hardware store has occupied the middle portion much of the time and later served as J. C. Penney's. Two windows, wider than others on the second floor, mark the southern and northern limits of the middle portion. Cast stone identification plaques are in place above these windows and further call attention to the tripartate nature of this commercial block. The two entrances with a ceramic tile entry floor and a central display window are recessed with a simple cast iron post at the facade line. (Key).

40 (918) Spaulding Block (north); 1899; Hallett & Rawson, architects; Des Moines. This building is significant because it calls attention to the commercial development of Main Street between 4th and 5th Avenues. The building also illustrates Grinnell's strong propensity to hire architects to design new buildings. Like its sisters to the south (Sites #38 and 39), the north store front of the Spaulding Block is one of the first substantial brick blocks to be constructed on Main Street between 4th and 5th. These buildings illustrate the simplicity of design gaining favor over the elaborate high Victorian commercial designs of the previous decades. See Site #38 for description of architectural details. The entire block has, over the years, served a variety of commercial businesses and is listed as separate sites for this reason. The north store front is a mirror image of Site #38. (Key).

41 (920) Commercial Building; circa 1900. This is a 1-story, commercial building with concrete panels and smoked glass on the facade. In earlier years this building served as a livery or blacksmith business. The facade has been altered many times, but the 1-story profile of the building remains the same. (Non-contributing).

42 (922) Commercial Building; 1906-1911. This is a 2-story, brick, commercial building whose facade is now altered although the materials and scale relate to other buildings in the district. (Non-contributing).

43 (926) Commercial Building; circa 1910. This is a 2-story, brick, commercial building which is intrusive in the district although its scale and materials relate to other historic buildings in the district. (Non-contributing).

44 (928) Hermon Masonic Temple; 1917. This building is significant in calling attention to the commercial development of Main Street between 4th and 5th Avenues and as an example of an architectural design by F. E. Wetherell of Des Moines. During the first decades of the Twentieth Century, this section of Main Street experienced a boom. Other buildings included the I.O.O.F. Lodge (Site #26), the Strand Theater (Site #32), and the Skeels Building (Site #48). This building is significant as a relatively unaltered commercial design from the second decade of this century that incorporates symbols and decorative elements of the fraternal organization that commissioned it. Like a number of houses and buildings in Grinnell, this was designed by a well-known Iowa architect, F. E. Wetherell. The facade presents a very stylized three-story temple front with pilasters, and pediment terra cotta is used extensively for detailing. Fraternal organizations were important in the physical as well as social life of a community. The Hermon Lodge #273, A.F. & A.M. was chartered in June 1870. For many years the Masonic Lodge was located on the third floor of the Preston Opera House. The building was used as a multi-level department store occupying the

basement, first floor, and horseshoe-shaped mezzanine. There are some alterations to the store front but the overall integrity of this building remains high. (Key).

45 (930) Commercial Building; post World War II. This is a 1-story, stucco commercial building. (Non-contributing).

46 (932) Commercial Building; 1922-1932. This is a 1-story, red brick, commercial building. Its materials are compatable with historic structures. (Non-contributing).

47 (933-1/2) Commercial Building; circa 1939. This is a 1-story, red brick, commercial building. Its small scale is quite unusual, the store front being only inches wider than its entry. The size of the building calls attention to the retrenched commercial activity during the Great Depression in Grinnell and the commensurate scale of construction. (Contributing).

48 (934) Skeels Building; between 1911-1922. The Skeels Building calls attention to the commercial development of Main Street between 4th and 5th Avenues during the early decades of the Twentieth Century. This building is also a good example of brick commercial design. The first floor of this building originally housed a blacksmith's operations. From at least the 1930s, the building was given over to the Grinnell Dairy. The canopy dates at least to the period of the dairy's operations. (Contributing).

4TH AVENUE

49 (801) Spencer Building; 1884; Foster & Liebbe, architect, Des Moines. This building is significant as one of the earliest buildings in Grinnell designed by a well-known architectural firm. The building also acted as an important anchor on the corner of Main and 4th and set the stage for later commercial development north on Main. Foster and Liebbe designed the Seaman Building (Site #22) following the Great Fire of 1889. It and the Spencer Building have similar decorative elements at the windows and cornice. The Spencer Building was a major structure in what was the northwest corner of Grinnell's commercial district in 1884. To the north and west were primarily frame buildings housing livery, or blacksmiths, or laundries, primarily service-oriented rather than retail. At this time, the alterations to this building make it ineligible. However, many of these alterations, such as the blocked-in windows and the shingled pent roof, are reversible and the transom windows remain intact. (Non-contributing).

50 (803) Eagle Block (west); 1879. This building is significant as one of the earliest commercial buildings extant in Grinnell. It calls attention to a simple vernacular architecture influenced by Italianate styling. It is a fine 2-story double store front, brick building from the 1870s. It features the bracketed metal cornice with dentils and the simple cast hood molds that are typical of the period. Missing for many years is the metal pediment with eagle that gave the building its name. Both store fronts have been altered at street level, the west half probably c. 1900-1910. This west store front has become architecturally interesting in its own right because of the alterations. They feature green and white ceramic bulkheads and entry tiles at grade and rose-hued, leaded glass in the clerestory and transom areas. The full-height of the first floor interior remains intact including

pressed tin ceiling. Much of the second floor interior retains its original integrity with skylights, and there are also old radiators. (Contributing).

51 (805) Eagle Block (east); 1879. This store front is the east half of Site #50. Taken together and with Site #52, these two units call attention to the earliest surviving vernacular design in Grinnell's commercial district. An architect has not been identified and probably was not employed for the design. This fact is important as negative information and contrasts with the plethora of architect designed buildings in Grinnell post-dating the Great Fire of 1889. Their small scale is is apparent when comparing their floor and roof lines with their newer neighbors. The store front of Site #51 has been altered (later than Site #50), but most of this is by way of covering while the overall integrity of Site #51 is good. (Contributing).

52 (807) Commercial Building; 1875. This building is significant as probably the earliest commercial building extant in Grinnell. It calls attention to a simple vernacular architecture influenced by Italianate styling. Its lower height suggests its early date even when compared with its surviving contemporaries, Sites #50 and 51. An architect has not been identified for this building and probably was not employed for its design. This fact is important as negative information and contrasts with the plethora of architect-designed buildings in Grinnell post-dating the Great Fire of 1889. This building is relatively unaltered. The vertical board siding at street level *may* cover the original storefront. The upper level features very nice 2/2 windows with rounded corners and a wooden cornice with paired Italianate brackets (few wooden cornices survive today in Grinnell). (Key).

53 (809) Commercial Building; 1885. This building is significant as one of the earliest expressions of the High Victorian architectural sub-type in Grinnell. This building may have been constructed by Thomas Holyoke. An architect has not been identified for this building and probably was not employed for its design. This fact is important as negative information and contrasts with the plethora of architect-designed buildings in Grinnell post-dating the Great Fire of 1889. This commercial building is typical of the Italianate sub-type design from the early 1880s, with a metal cornice, simple segmental arched brick hood molds with keystones above tall, slender windows on the upper level. The only alterations have taken place at street level, where there is a covering over the bulkhead and adding a flat canopy, but these are reversible. (Contributing).

54 (811) Kimball Building; 1890. This building is significant as an example of the later High Victorian architectural sub-type. Like the building next door at 813 - 4th Street, there is a simplicity to this facade design that is similar to those done by Josselyn & Taylor (note especially the stone corner blocks). The oriel window is not original. The cornice is. It shows considerable brick detailing, a fashion which in the next few years would decline in popularity. (Contributing).

55 (813) Manly Building; 1895-1898. This building is significant as a later expression of the High Victorian architectural sub-type. No architect has yet been determined for this building, but the simplicity of its design is in character with other contemporary commercial buildings designed by Josselyn & Taylor. Mr. Gifford later joined Manly as an owner of this building and it is sometimes referred to using both names. Alterations to this building appear limited to the first floor store front. (Contributing).

56 (815) Commercial Building; 1881. The totally altered facade produces a lack of architectural integrity that negates eligibility. (Non-contributing).

57 (817-819) Beyer Building (west); 1892; Josselyn & Taylor, architects; Cedar Rapids, Iowa. This building is significant in calling attention to the tradition of using well-known architectural firms for new construction in Grinnell. Josselyn & Taylor of Cedar Rapids designed this building, and it is similar in many ways to the Morse Block across the street, which the same firm had designed in 1889. Note the use of stone corner blocks, brick work panels above the windows, corbeled cornice, and the cast concrete name panel. This building was constructed after a fire on 23 September 1891 destroyed the buildings between the Grinnell Block and the brick building on the alley. This was the second fire in about six weeks in Block 7; the other stretched through the middle of the block from Main to Broad. This building comprises three store fronts. The central and western front have historically housed one commercial operation. Alterations to this building are primarily on the first floor and those of the upper story windows are easily reversible. (Contributing).

58 (821) Beyer Building (east); 1892; Josselyn & Taylor, architect, Cedar Rapids, Iowa. This building is significant in calling attention to the tradition of using well-known architectural firms for new construction in Grinnell. See Site #57 for more details. This block is listed as two separate sites because they have, historically, housed different commercial operations. Site #58 closely resembles the western store front of Site #57 but their second floor fenestration varies. Site #57 contains a pair of windows, Site #58 has one large window. Alterations to this building are primarily on the first floor. (Contributing).

59 (827) Cunningham Drug; 1954. This building is an excellent example of architecture from the 1950s. Its exterior reinforces its image as a drug store. This includes an original store front with its green enamel panels, neon sign, and metal window surrounds. The original soda fountain remains in use on the interior. This building is on the site of the west half of the 3-story Grinnell Block which burned in 1954. Although not eligible for nomination because it post-dates the National Register 50-year requirement, the building should be reevaluated when it reaches this anniversary. Preservation of the exterior and interior in their present condition is strongly encouraged. (Non-contributing).

60 (829) Merchants National Bank; 1914; Louis Sullivan, architect; Chicago. One of Louis Sullivan's jewel box banks, The Merchant's National Bank is significant locally in calling attention to Grinnell's tradition of employing important architects to design buildings. That tradition culminates in this building. It is a National Historic Landmark and listed on the National Register. This is one of about half a dozen important commercial buildings constructed in downtown Grinnell in a 5-year period. Others included the "Grinnell Register" Building (Site #19), which also has some Sullivanesque elements. Prior to construction of this building, the bank was located in the Cass and Works Building (Site #1). The location of the present bank is the site of the 3-story Grinnell Block constructed in the 1860s by J. B. Grinnell. This building occupied several store fronts on 5th Street. The west portion of the building remained in use until a fire in 1954. The east portion was pulled down to make way for Sullivan's design. (Key).

61 (802) Benevolent and Protective Order of the Elks; 1914; Proudfoot, Bird & Rawson, architect; Des Moines. This building is significant for several reasons: (1) It represents a large

commercial venture of the period; (2) it is the work of a major architectural firm and continues the tradition in Grinnell of hiring well-known architects; (3) it shows the strength of fraternal organizations in Grinnell. This building is representative of commercial design from the second decade of this century. A 3-story rectangle, the major decorative elements are simply brick patterns and the use of cast concrete panels. The openness of the brick walls illustrates the use of metal columns and girders for support. Use of the upper level as a lodge hall is shown on a panel on the primary facade and the B.P.O.E. symbol (a wreath surrounding the clock) above the entrance to the upper floors. This is one of more than a dozen designs by Proudfoot, Bird and Rawson in Grinnell. It is their largest commercial building in the city. The major alteration is the use of glass blocks in upper-level windows. The mass and overall design of the building are strong enough to overcome this. A Multiple Property Documentation Form exists, "The Architectural Legacy of Proudfoot and Bird." This document includes lodge halls within the "Public and Semi-Public Buildings and Structures" typology of the firm's *opus*. (Key).

62 (804) Commercial Building; c. 1930. This is a 1-story, brick, commercial building significant in calling attention to a simple commercial style popular during the Interwar years 1918-1940. It is part of a commercial row comprising two other buildings (Sites #63 and 64) that have been given a common facade treatment. Alterations to this building are restricted to lowered windows, but the original design reads as unimpaired. (Contributing).

63 (806-808) Commercial Building; c. 1930. This is a 1-story, brick, commercial building significant in calling attention to a simple commercial style popular during the Interwar years 1918-1940. It is part of a commercial row comprising two other buildings (Sites #62 and 64) that have been given a common facade treatment. Alterations to this building are restricted to new windows, but the original design reads as unimpaired. (Contributing).

64 (810) Commercial Building; after 1932. This is a 1-story, brick, commercial building significant in calling attention to a simple commercial style popular during the Interwar years 1918-1940. It is part of a commercial row comprising two other buildings (Sites #62 and 63) that have been given a common facade treatment. This building features a pediment as the others do not. Alterations to this building include new window and entryway treatments, but the original design reads unimpaired. (Contributing).

65 (814) Grinnell State Bank; 1913/1914; Hyland & Green, architects; Chicago; C. W. Ennis, Toledo, Iowa, general contractor. The loss of architectural integrity overrides the historical significance; the altered facade negates eligibility. A description of the original interior and exterior is given in the May 3, 1913, issue of "American Contractor." (Non-contributing).

66 (816) Herrick and Chamberlain Building (west); 1883. This building is significant as an early example of the Italianate architectural sub-type in Grinnell. It is a good example from the 1880s. The elaborate metal cornice and cast hood molds above second-floor windows are decorative elements of this popular style added to a simple 2-story brick rectangle with a double storefront. Few of these buildings survive today in Grinnell due to attrition and to fire. This building on 4th and the Ames Block on Main were, for example, the only survivors of the Great Fire of 1889. The Ames Block subsequently fell victim to flames in the 1940s. Mr. Herrick, who owned part of this building, had also owned frame buildings on the lots to the east, known as the Herrick Corner. Following the

fire, C. R. Morse purchased these lots plus a narrow strip from Mrs. Scott so he could build a large brick block. The present configuration of the first floor store front is somewhat intrusive with large expanses of new brick, but the building is still contributing due to the high integrity of its second floor and as a rare survivor of the Great Fire. (Contributing).

67 (818) Herrick and Chamberlain Building (east); 1883. This building is significant as an early example of the Italianate architectural sub-type in Grinnell. It is a good example from the 1880s and is a twin to Site #66. Each of these store fronts are listed as separate buildings because they have housed, historically, different businesses. Site #67 shares the same alterations mentioned above and the same architectural elements. (Contributing).

68 (820) Morse Block (820 4th Street); 1889; Josselyn & Taylor, architects, Cedar Rapids, Iowa; Brown & Zilra [?], contractors. This 2-story, brick commercial building forms one portion of the huge Morse Block, erected following the Great Fire of 1889, and significant for the quality of its architectural design (see Sites #7-10). It also calls attention to the work of Josselyn & Taylor. Signage above the store front windows covers the transom, but the integrity of the store front remains intact behind the cover. (Contributing).

69 (822) Morse Block (822 4th Street); 1889; Josselyn & Taylor, architects, Cedar Rapids, Iowa; Brown & Zilra [?], contractors. This 2-story, brick commercial building forms one portion of the huge Morse Block, erected following the Great Fire of 1889, and significant for the quality of its architectural design (see Sites #7-10). It also calls attention to the work of Josselyn & Taylor. This store front was built in a design unified with Site #68. Each store front has, however, historically housed different businesses and each is listed for this reason as separate sites. Signage above the store front windows covers the transom, but the integrity of the store front remains intact behind the cover. (Contributing).

70 (824) Morse Block (824 4th Street); 1889 Josselyn & Taylor, architects, Cedar Rapids, Iowa; Brown & Zike, contractors. This 2-story, brick commercial building forms one portion of the huge Morse Block, erected following the Great Fire of 1889, and significant for the quality of its architectural design (see Sites #7-10). It also calls attention to the work of Josselyn & Taylor. (Contributing).

5TH AVENUE

71 (810-812) Service Station. This is a 1-story, brick service station dating from about 1930. It does not conform to the architectural typology employed in this nomination because of its hipped roof. The building's specialized commercial function accounts for this anomoly. Although the building calls attention to the growth of automobile-related businesses in the 4th Avenue area during the Interwar years, loss of integrity to the building negate its eligibility. (Non-contributing).

72 (816) Armory; 1906; Hallett and Rawson, architects; Des Moines; R. G. Coutts, contractor. This building is significant on several counts, but alterations to the facade preclude eligibility. This building continued the local tradition of using well known architectural firms for

buildings in Grinnell. It calls attention to the work of R. G. Coutts as a contractor. Finally, the rusticated concrete block used for construction was a relatively new material in Grinnell and probably came from locally made materials manufactured at the concrete block factory operated by Coutts and Ross. The Armory housed Company K. of the Iowa National Guard. It also provided space for church socials and other community entertainment. The Guard used the building for drilling, target practice, and general training. During World War I, the Company K. was merged with others. After the war, many of its functions were carried out by the American Legion. The building has served several purposes since then, an auto garage, a grocery store, and now, a restaurant. Alterations to the facade include wood siding. The original windows and rusticated concrete block remain extant behind this siding, except for the store front area knocked out years ago to accomodate the grocery business. (Non-contributing).

73 (818) Commercial Building; circa 1910. This is a 1-story, brick commercial building. Size of the building is small. The facade received some changes circa 1939 which included opaque glass block at the entry in a curved design. These changes are compatable with commercial buildings from the period and call attention to the modest commercial construction undertaken in Grinnell during the lean 1930s. (Non-contributing).

Owners' List

(In cases where property is being bought on contract, the name of deed owner is given).

Site #	Property Address	Owner's Name	Owner's Address
1	819 Broad St	Nira Johnson	819 Broad St., 50112
2	821 Broad St	Kenneth Kramer	RR 1; Oakland Acres, IA 5011
3	823 Broad St.	Lyle & Janet Brown	RR 1, Box 132, 50112
4	825 Broad St.	Peter & Patricia Boeke	825 Broad St., 50112
5	827 Broad St.	Brian Bisbee, Atty.	22539 NE 18th St., Redmond, WA 98053
6	829 Broad St.	Harry & Isadore Berman	15427-10th Ave., 50112
7	831 Broad St.	Rena Leeper	RR 2, Box 124A, Kellogg, IA 50135
8	833 Broad St.	Donald Schild, Atty.	833 Broad St., 50112
9	835 Broad St.	Dick & Jane Poynter	5 College Pk. Rd., 50112
10	837 Broad St.	Dick & Jane Poynter	5 College Pk. Rd., 50112
11	915 Broad St.	Richard Pearce	922 Main St., 50112
12	917 Broad St.	David & Deborah Danforth	1317 West St., 50112
13	919-921 Broad St.	Robert Bryan	1809-10th Ave, 50112
14	923 Broad St.	Lester & Kay Tharp	1711 Spencer St., 50112
15	925 Broad St.	Lester & Kay Tharp	1711 Spencer St., 50112
16	927 Broad St.	Lester & Kay Tharp	1711 Spencer St., 50112
17	929 Broad St.	Robert & Lorraine Anderson	724-12th Ave., 50112
18	931-935 Broad St.	Clark, Scott, & Gwen Jensen	Box 5, 50112
19	937 Broad St.	Carl Orr	10 Merrill Park Circle, 50112
20	805 Commercial	Lannom Brothers Partners.	733 Broad St., 50112
21	807 Commercial	Lannom Brothers Partners	733 Broad St., 50112
22	817 Commercial	Phillip & Dorothy Gaumer	P.O. Box 392, Kimberly City, MO 65686
23	819 Commercial	Kenneth Kramer	RR 1, Oakland Acres, IA 50112
24	819-1/2 Commercial	Kenneth Kramer	RR 1, Oakland Acres, IA 50112
25	901 Main St.	Kenneth Kramer	RR 1, Oakland Acres, IA 50112
26	903-905 Main St.	Grinnell Lodge #358 100F	912 Prairie St., 50112
27	907-909 Main St.	Donald & Norma Vance	634-16th Ave., 50112
28	911 Main St.	Spurgeons of Iowa, Inc.	822 W. Washington Blvd., Chicago, IL 60607
29	915 Main St.	Nadine Runyan	Lake Ponderosa, Montezuma, IA 50171
30	917 Main St.	Alice Ritter	410 W. Maryland, Phoenix, AZ 85013
31	919 Main St.	Nadine Runyan	Lake Ponderosa, Montezuma, IA 50171
32	921 Main St.	Oskaloosa Theatres, Inc.	1024 Walnut St., Des Moines, IA 50309
33	923 Main St.	Poweshiek Mutual	923 Main St., 50112
34	925 Main St.	S. Gregory Lincoln	Rt. 1, Box 119, 50112
35	927 Main St.	Larry & Sandra Dixon	1717 Reed St., 50112
36	929 Main St.	Larry and Sandra Dixon	1717 Reed St., 50112
37	908 Main St.	Harold & Adelaide Hanson	605-16th Ave., 50112
38	912 Main St.	Arnold Realty Co.	2035 Blake Blvd. SE, Cedar Rapids, IA 52403
39	914 Main St.	Arnold Realty Co.	2035 Blake Blvd. SE, Cedar Rapids, IA 52403
40	918 Main St.	Arnold Realty Co.	2035 Blake Blvd. SE, Cedar Rapids, IA 52403
41	920 Main St.	John F. Bierman	920 Main St., 50112

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42	922 Main St.	Arnold Realty	2035 Blake Blvd. SE, Cedar Rapids, IA 524(
43	926 Main St.	Poweshiek Mutual	923 Main St., 52403
44	928 Main St.	Herman Lodge #273	Box 452, Grinnell, 50112
45	930 Main St.	Lyle & Bernice Goodwin	Malcom, IA 50157
46	932 Main St.	Lyle & Bernice Goodwin	Malcom, IA 50157
47	932-1/2 Main St.	Lyle & Bernice Goodwin	Malcom, IA 50157
48	934 Main St.	Glen & Frances Smith	85-6th Ave., 50112
49	801-4th Ave.	W.Luhrs & O.Koehlmoos	Box 547, Okoboji, IA 51355
50	803-4th Ave.	Arnold Shoes, Inc.	816-9th Ave., 50112
51	805-4th Ave.	Grace Haag	1523 Prairie, 50112
52	807-4th Ave.	Harold & Beverly Moyer	807-4th Ave., 50112
53	809-4th Ave.	N. Marie Edwards	809-1/2 4th Ave., 50112
54	811-4th Ave.	Laverne & Barbara Hansen	8121-4th Ave., 50112
55	813-4th Ave.	Jonathan Grether	813-1/2 4th Ave., 50112
56	815-4th Ave.	David Hamilton	822-4th Ave., 50112
57	817-819 4th Ave.	Robert & David Hamilton	822-4th Ave., 50112
58	821-4th Ave.	David Hamilton	822-4th Ave., 50112
59	827-4th Ave.	Ann & James Cunningham	909-8th Ave., 50112
60	829-4th Ave.	Brenton National Bank,	833-4th Ave., 50112
61	802-4th Ave.	Fredric L. England	800-4th Ave., 50112
62	804-4th Ave.	Gary & Susan Kinney	804-4th Ave., 50112
63	808-4th Ave.	Edwin & Joyce Dieleman; Roger Roland	808-4th Ave., 50112
64	810-4th Ave.	Edward D. Jones & Co.	808-4th Ave., 50112
65	814-4th Ave.	Grinnell State Bank	814-4th Ave., 50112
66	816-4th Ave.	Robert & David Hamilton	822-4th Ave., 50112
67	818-4th Ave.	Robert & David Hamilton	822-4th Ave., 50112
68	820-4th Ave.	Robert & David Hamilton	822-4th Ave., 50112
69	822-4th Ave.	Robert & David Hamilton	822-4th Ave., 50112
70	824-4th Ave.	D.S. & Jane R. Poynter	5 College Park Rd., 50112
71	810-812 5th Ave.	Hart-Norris Corp.	RR 1, 50112
72	816-5th Ave.	S. J. & Dolores Pagliai	Madrid, IA 50156
73	Jensen Heating & Air Conditioning	Lois Jensen	Box 5, 50112

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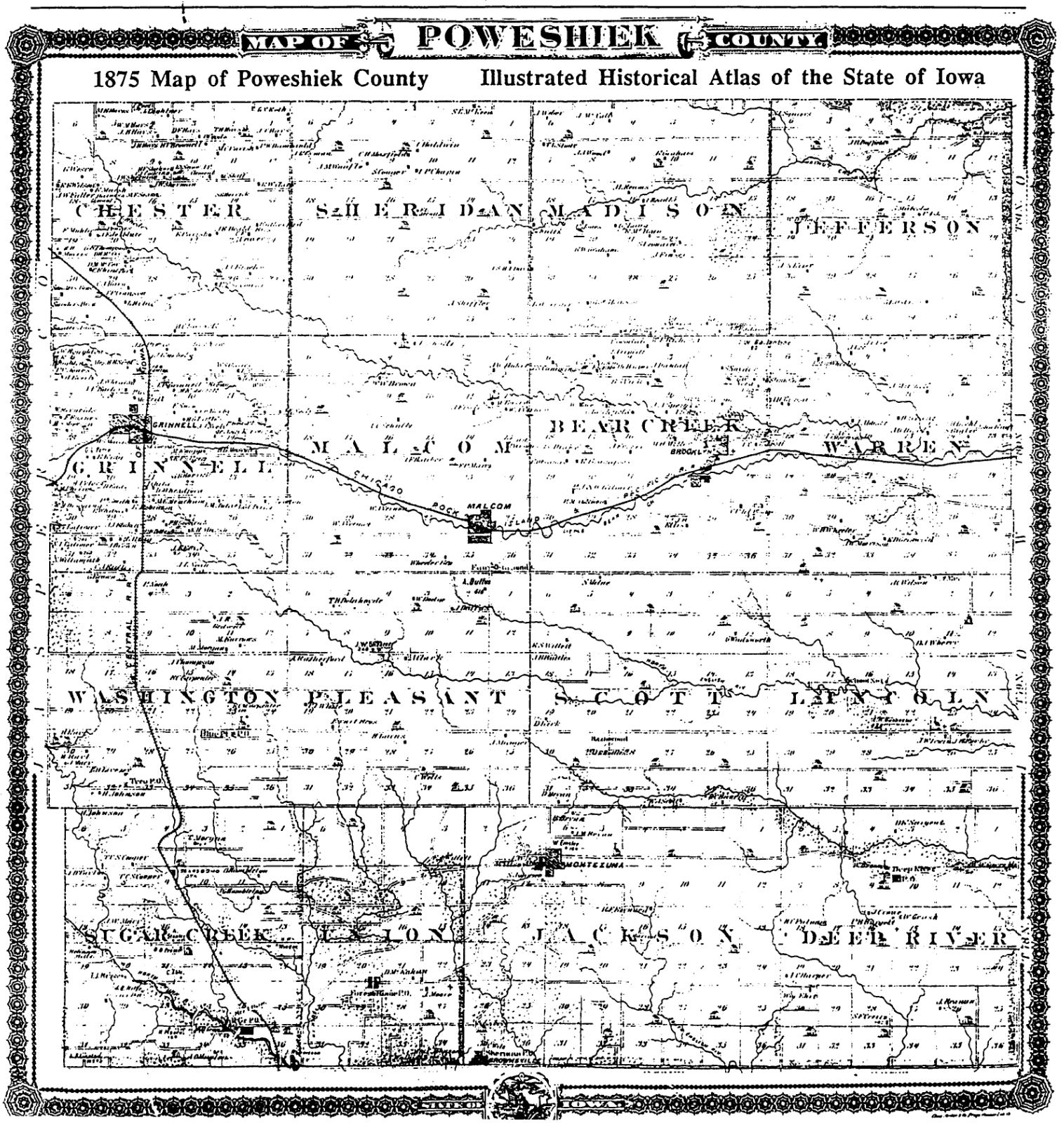

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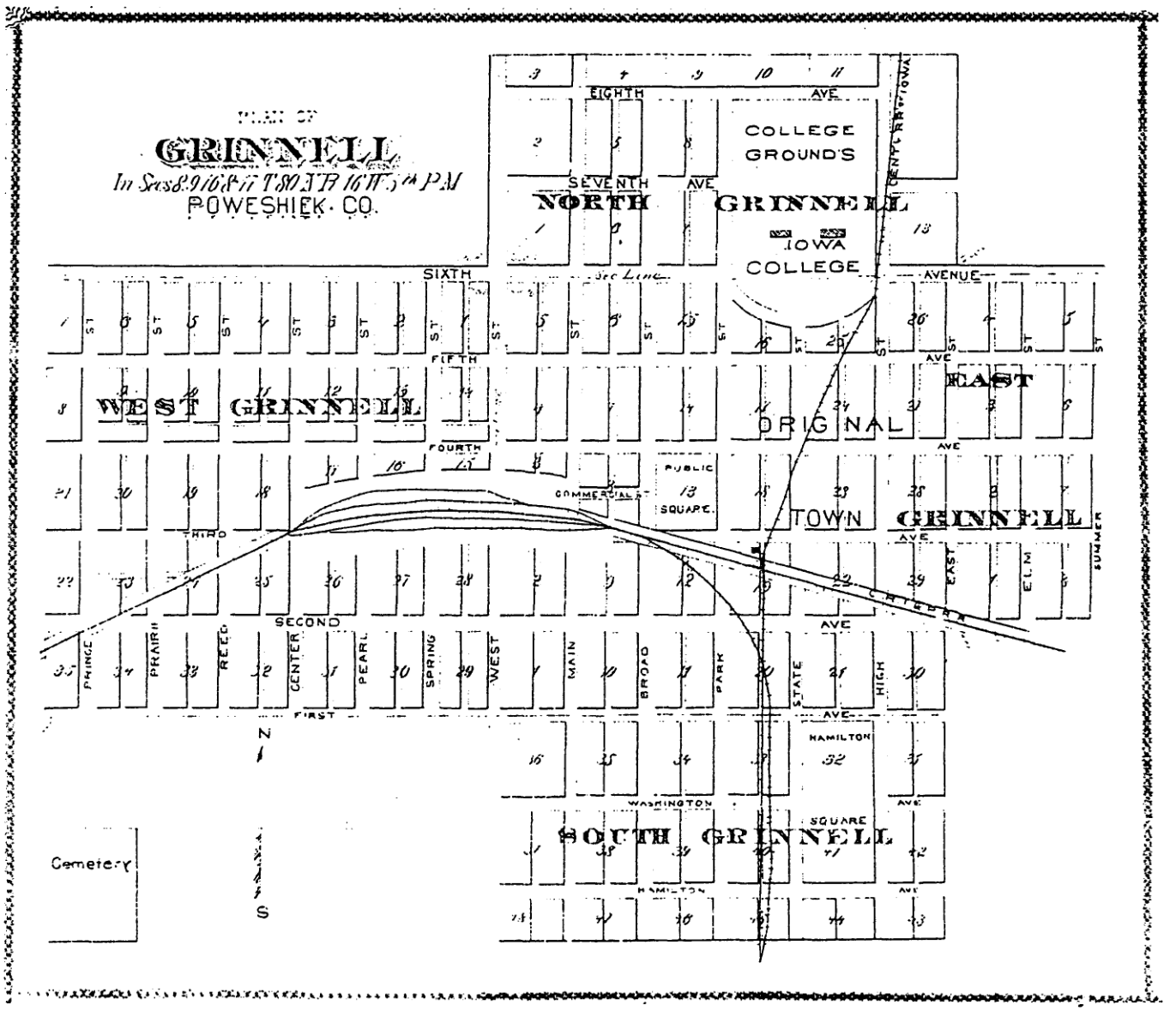

1875 Map of Grinnell, Iowa Illustrated Historical Atlas of the State of Iowa

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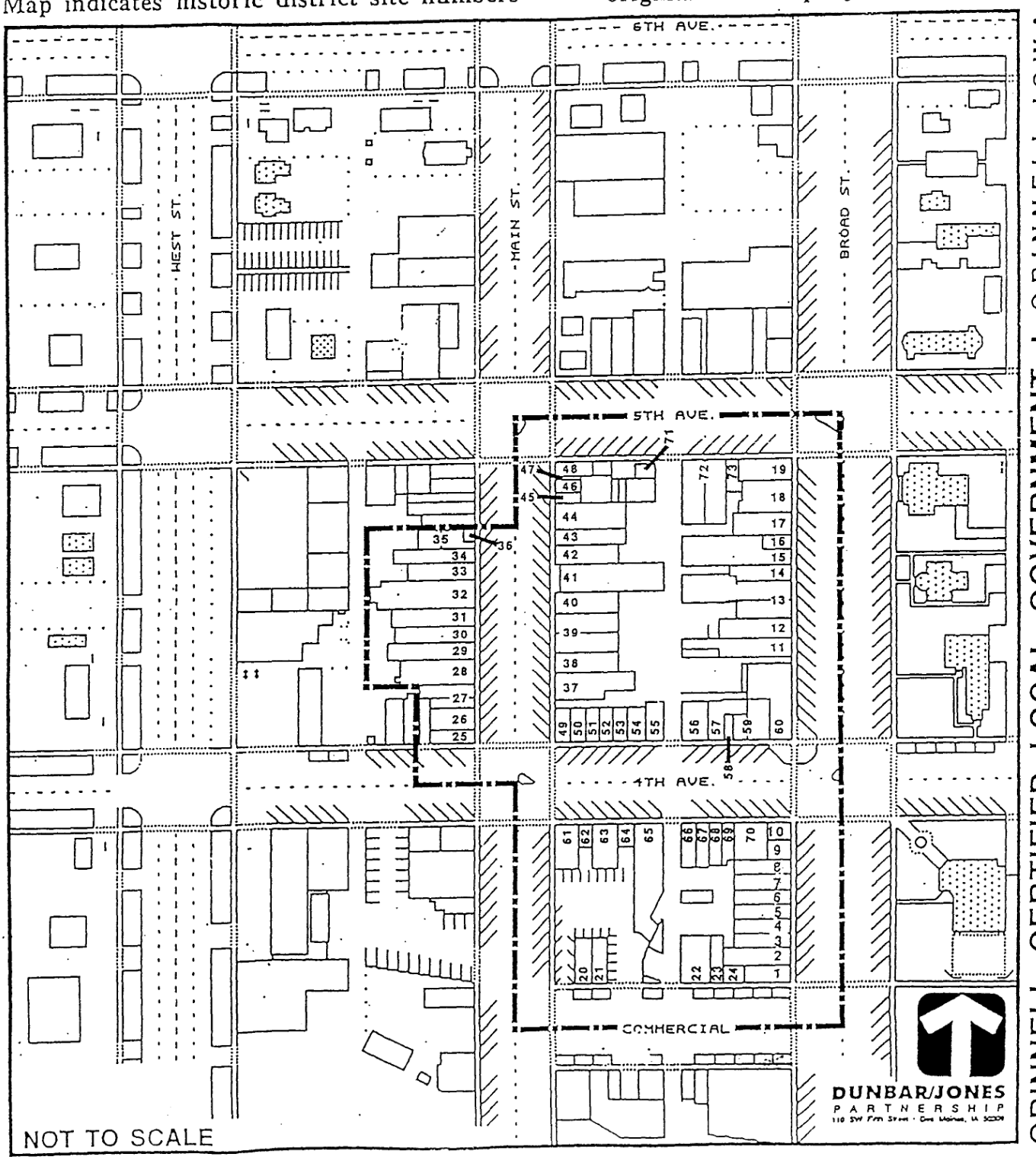
Map indicates historic district site numbers original base map by DAVID JONES



GRINNELL CERTIFIED LOCAL GOVERNMENT | GRINNELL, IOWA
NATIONAL REGISTER PROJECT PHASE TWO

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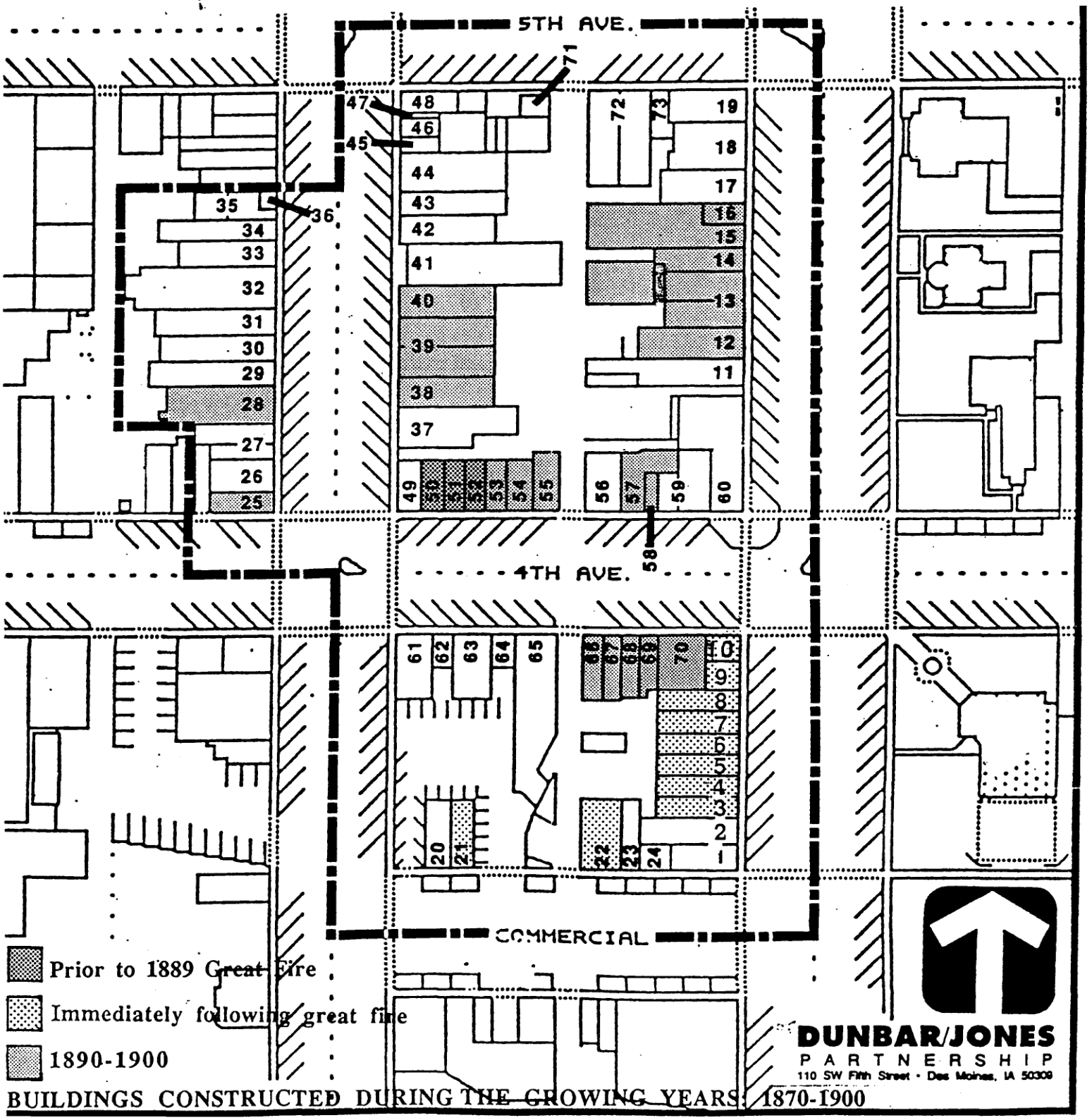

BUILDINGS CONSTRUCTED DURING THE GROWING YEARS 1870-1900

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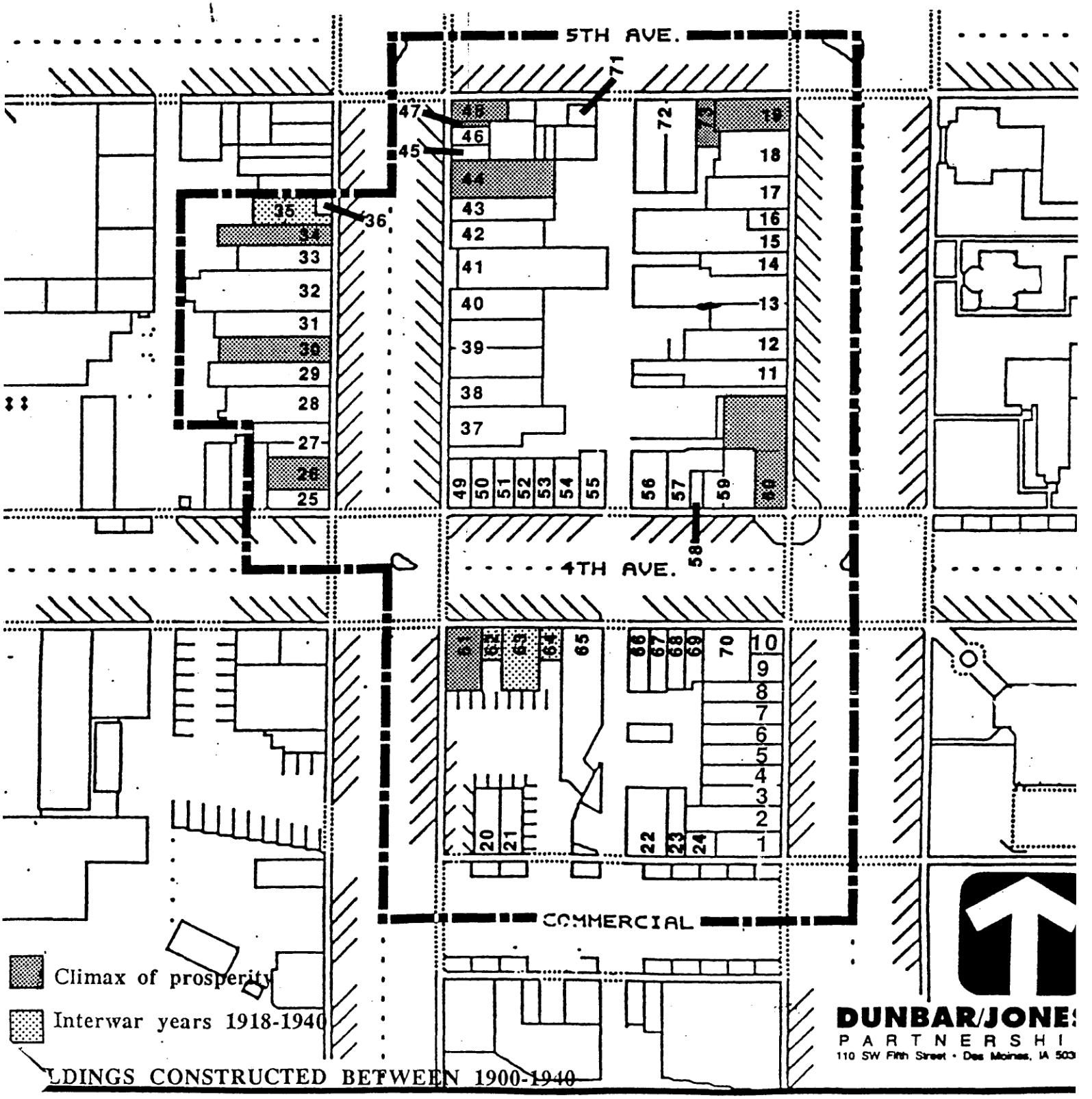

LDINGS CONSTRUCTED BETWEEN 1900-1940

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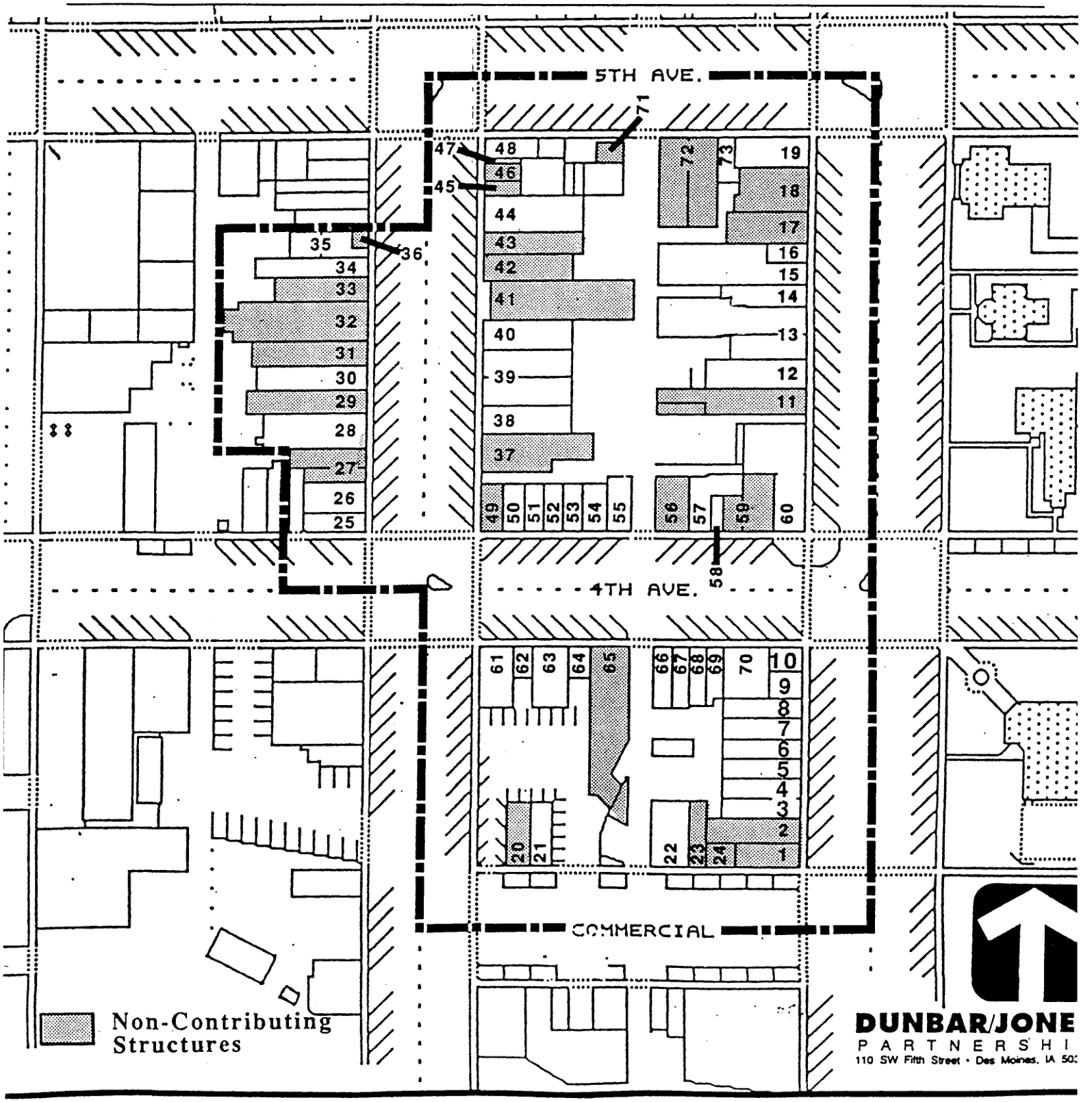

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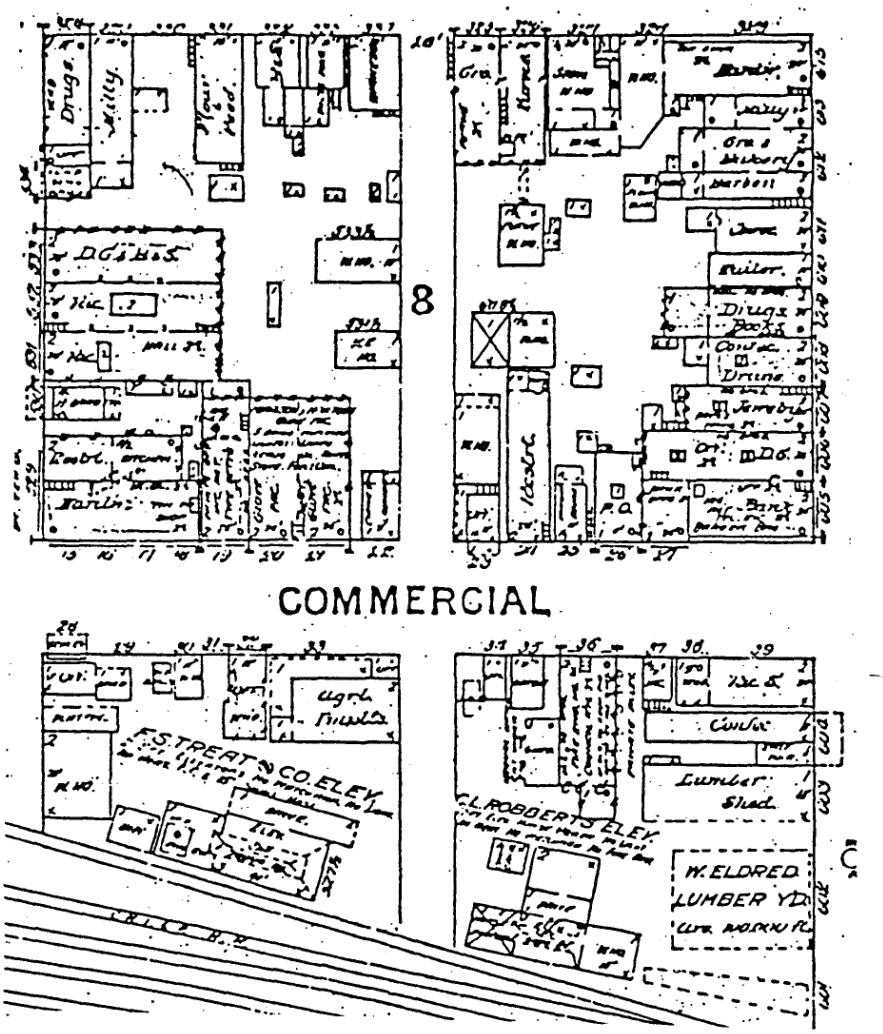
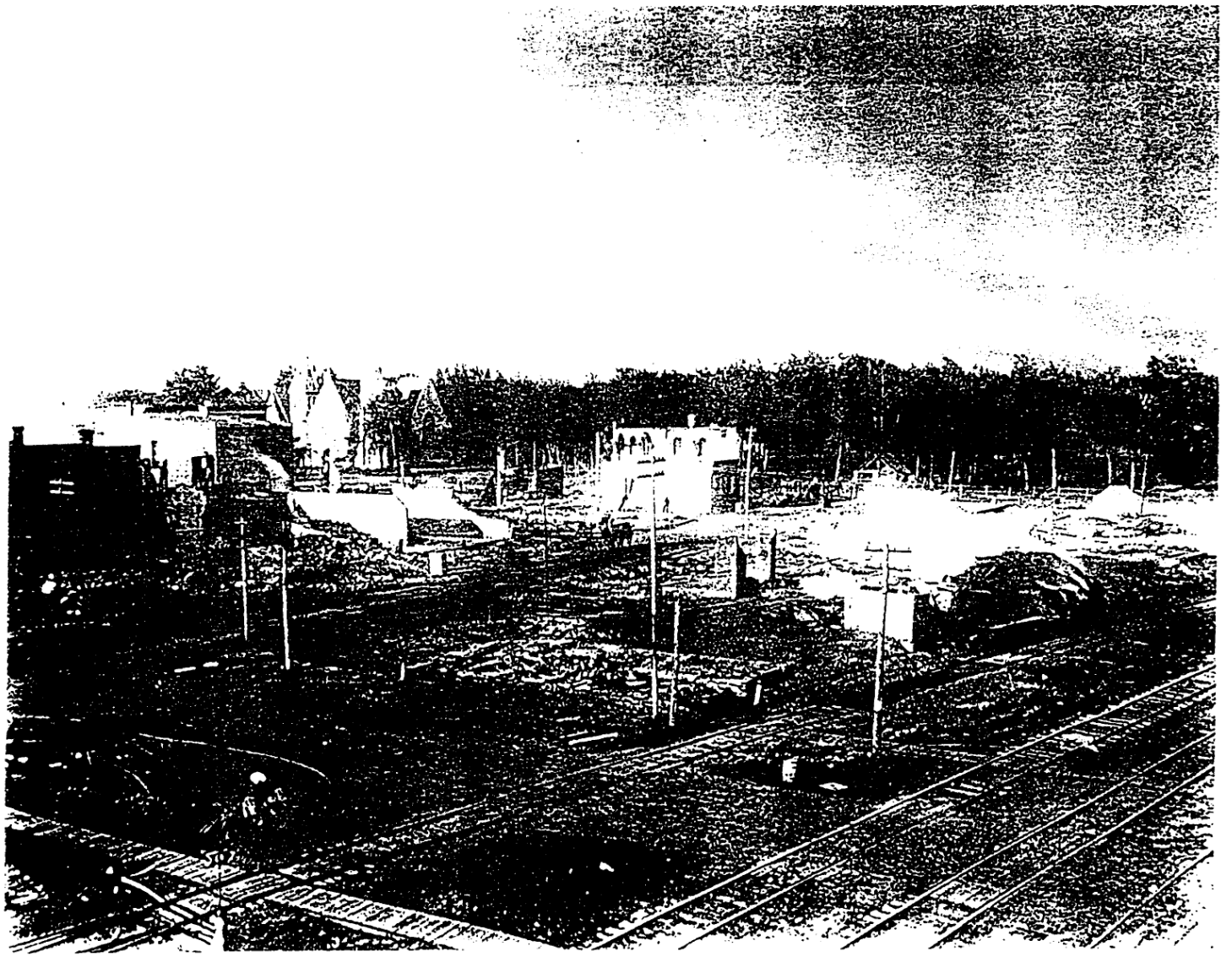


Block 8

**1888 Sanborn Map
many buildings
are frame & exhibit
irregularity of size**



Block 8 looking northeast after Great Fire of 1889

800 Block of Broad Street prior to Great Fire of 1889

800 Block of Broad Street after Great Fire of 1889

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900 Block of Broad Street prior to 1891 fire

900 Block of Broad Street after reconstruction

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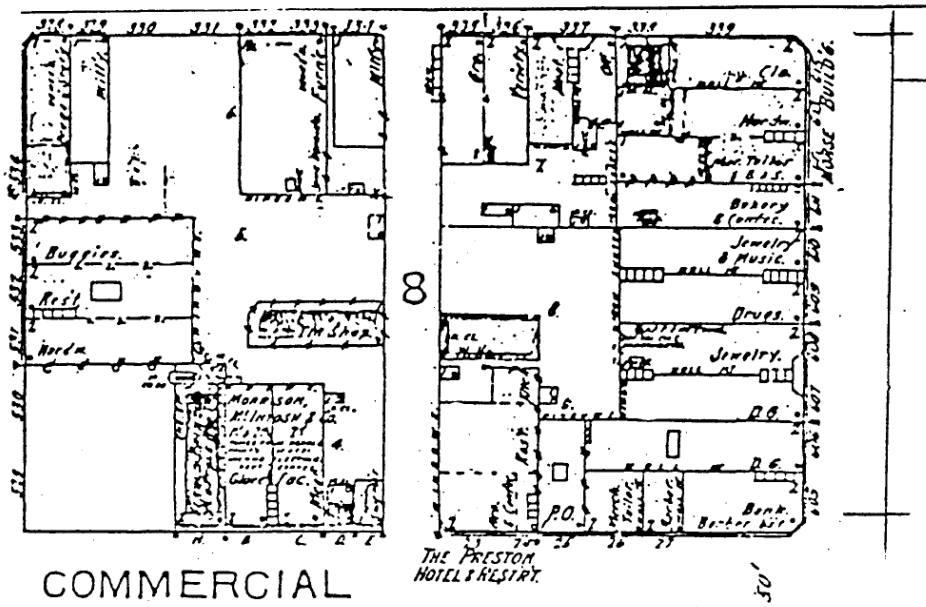
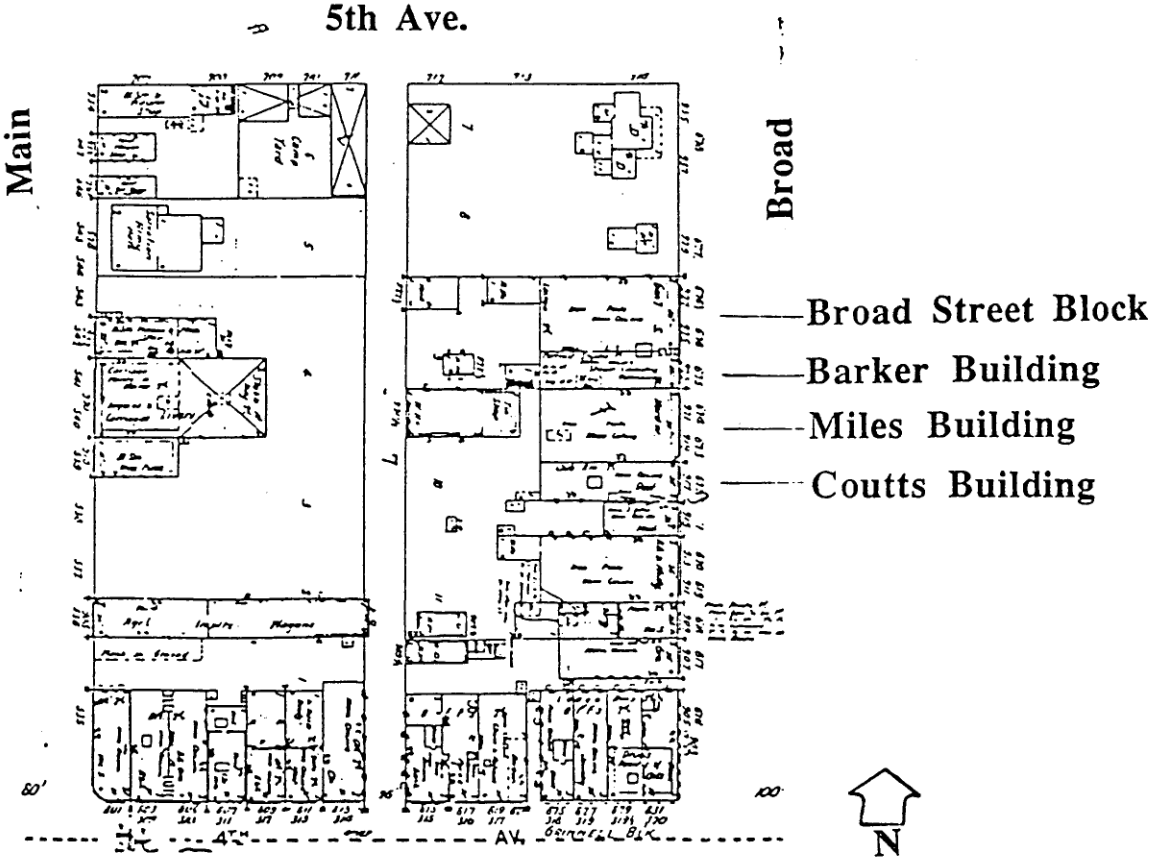


Facades Illustrated in Historic Photograph Below

Block 8

1893 Sanborn Map many buildings are brick & exhibit regularity of size

Broad Street looking northwest between commercial & 4th street



Block 7

1898 Sanborn Map

Row of Stone Commercial Buildings
in place

Fourth Avenue between Main and Broad Streets, circa 1910

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Early twentieth century photo

The "Phoenix Block"
looking west on fourth

1988 photo

Early twentieth century photo

The "Phoenix Block"
looking south on Broad

1988 photo

Grinnell, Iowa," a multiple-property cover document. This historic context divides Grinnell's commercial history into five eras:

Early Commercial Development (1854-1870)
The Growing Years (1870-1900)
Climax of Prosperity (1900-1918)
Interwar Years (1918-1940)
World War II and Beyond (1940-present)

"Early Commercial Development (1854-1870)" contributes no resources to the historic district because no commercial buildings remain extant in the community. The historic district contains 33 resources which contribute to "The Growing Years" (1870-1900)," 8 resources which contribute to "Climax of Prosperity (1900-1918)," and 4 resources which contribute to the "Interwar Years (1918-1940)." The fifth era, "World War II and Beyond (1940-present)" is outside the time-frame of the cover document and this nomination. It is included in both of them for supplemental information.

EARLY COMMERCIAL DEVELOPMENT (1854-1870)

This earliest period for Grinnell's commerce was significant primarily in establishing a geographic location for mercantile pursuits and ensuring that the town would be served by a railroad.

Commercial activity prior to the arrival of the railroad in 1863 was rudimentary and barter was common. Bliss and Scott established at an early time a general store. By 1859 there were 3 general stores in Grinnell with a few other more specialized stores including shops for books, hardware, harness, drugs, and tobacco. There were 3 medical doctors and 4 lawyers providing professional services. Founding of the Morrison factory also dates from this period. This was a local tanning operation that later developed into a glove manufactory.

Representative Examples

No commercial buildings remain extant from this early period. They apparently clustered on both sides of Commercial Street. When the railroad tracks were laid, J.B. saw to it that the depot was situated north of the tracks. Business houses soon gravitated to the north. The fact that no commercial buildings survive from this earliest period is not surprising. Stores were small in scale and roughly made from hand-worked raw materials. They probably served several functions, being in some cases both store and home for the proprietor and his family.

THE GROWING YEARS (1870-1900)

These years are significant because they call attention to the economic take-off of commerce in Grinnell. The era separates, broadly, in three different periods. Between the close of the Civil War and 1889, Grinnell experienced population growth and a modest commercial activity to reflect it. In 1889, a Great Fire devastated the core of Grinnell's commercial district, but reconstruction followed at a rapid rate and was a turning point for the community. The final decade of the Nineteenth Century

saw further expansion of the city's population and commercial markets along with some economic fluctuations and the construction of some new commercial buildings.

1870-1890

The two decades following the Civil War were significant for Grinnell in establishing regular commerce. With income from cash crops, farmers could pay money for commercial goods. These goods consisted of basic products needed by a largely self-sufficient society. Such goods included raw materials yardage for clothing and home decoration, as well as simple manufactured products like shoes and clothing, china and housewares, foodstuffs, condiments, books and newspapers from the East. (Temperance played an important moral and social role in the community and the sale of intoxicating beverages was restricted.)

Commercial buildings extant from the 1870s are smaller in height and simpler in composition than those built in the 1880s and suggest modest commercial activity. The 1870s buildings reflect the influence of Italianate vernacular design which, in a few instances, spilled over into the 1880s. Few buildings during this period were architect-designed.

Representative Examples

The Commercial Building (Site #52) is significant in calling attention to the modest scale of commercial activity in Grinnell during the 1870s and also as an example of the Italianate architectural sub-type popular during the decade. The building dates from about 1875 and appears to be the oldest extant commercial building remaining in Grinnell. The commercial activity this commercial building served is not known,. Although it is 2-story, it is the lowest 2-story building in the historic district. The quantity of sales generated in this building can only be guessed at. If the building's size is indicative, commercial activity was modest. The building features a wood cornice with paired brackets, 2/2 window sash, and rounded corners.

The Eagle Block (Sites #50, 51) is also significant in calling attention to the modest commercial activity in Grinnell in the two decades following the Civil War. Built in 1879, the building is a good example of the Italianate architectural sub-type. Although somewhat taller than Site #52, the Eagle Block likewise is lower in height than other commercial buildings in the historic district. This small scale suggests a commensurately modest business. The building features a bracketed metal cornice and simple cast hood molds that are typical of vernacular Italianate design.

The Herrick-Chamberlain Building (Sites #66, 67) is significant as the only survivor in Block 8 of the Great Fire of 1889. Built in 1883, it is also an important example of the Italianate sub-type in Grinnell. The Great Fire wiped out this entire city block with few exceptions, the Herrick-Chamberlain Building being the only extant today. Although this building features an elaborate metal cornice and hood molds typical of Italianate taste, the building is taller than Sites #50, 51, 52. The Herrick-Chamberlain Building is a late example of the sub-type.

The Great Fire of 1889 and Reconstruction

The reconstruction which followed the Great Fire of 1889 is significant because it shows the economic strength of the business community to undertake debt. Reconstruction also calls attention to what became a strong tradition in the community--the hiring of architects. Finally, the buildings which were erected from the rubble illustrate architectural design notable for the unity of its composition.

Fire in 1889 devastated Grinnell's commercial district. When extinguished, 41 buildings had been destroyed. Only three buildings in Block 8 survived: Herrick-Chamberlain Building (Sites #66, 67) and two other sites now non-extant. Out of this disaster, Grinnell's CBD, as we know it today, was born. Permanent brick buildings replaced earlier frame ones, new commercial areas developed, and the citizens of Grinnell established a precedent for future design decisions by employing architects from around the state to plan the new buildings.

During the fire, business owners along Broad had moved much of their merchandise across the street into the park. Chaos appeared to reign, with goods being piled everywhere, but much was saved. By nightfall, businessmen were trying to find new temporary quarters and were already making plans to rebuild. The City allowed them to set up business along the Broad Street side of the park in small wooden shanties. This area became known as "Oklahoma." The City authorized these shanties for six months. In fact, the businesses had all rebuilt before this time and relocated into new, permanent buildings.

The Great Fire prepared the way for two major changes. First of all, Commercial Street was widened:

> the re-building of the burnt district invited a number of radical changes, the most important of these being the widening of Commercial Street...Its width had always been an eye-sore and a hindrance to business, but the question of widening it couldn't;t be thought of on account of the great expense that would be incurred. The fire had removed a part of these obstacles. The owners of property bordering on this street decided that it was an opportune time to make the change, and it was made, the whole expense being borne by them. ("Grinnell Herald," 3 January 1890, p 2).

The other change was reconstruction itself. Within six months of the Great Fire of 1889, almost all of Block 8 had been rebuilt. "It had risen as a Phoenix from the ashes" ("Grinnell Herald," 3 January 1890, p. 2). Throughout the business district was a heightened concern with fire safety. Frame buildings were replaced by brick. These new buildings were also larger in scale than their counterparts destroyed in the fire.

The financial arrangements necessary to pay for reconstruction indicate the sophistication that had developed among Grinnell business people. Little information is available in this regard, but these arrangements were quickly made and indicate a smooth banking system in Grinnell.

C. R. Morse, a Grinnell banker, was a prime mover behind the reconstruction. He made his influence felt twofold--as a lender and as a developer. Following the fire, Morse bought lots on the corner of 4th and Broad from Mr. Herrick. Morse was dedicated to a quality reconstruction. As a banker, his weight was felt and his example was followed. It is not known if Morse approached Josselyn and Taylor, architects of Cedar Rapids, Iowa, or if the reverse was true. In any case, Eugene Taylor, a graduate of Grinnell College and the Institute of Technology (now M.I.T.) in Cambridge, Massachusetts, had both the credentials and the local connection to land the job, and did.

Representative Examples

Josselyn and Taylor designed 12 buildings (all but one) that were rebuilt in Block 8 (Sites #1, 2, 5, 6, 7, 8, 9, 10, 24 [non-contributing], 68, 69, 70). The result is an impressive commercial row of brick buildings comprising 10 store fronts on Broad Street, 1 on Commercial Street, and 3 storefronts on 4th Avenue. They are all integrated into a uniform architectural design. Common elements provide visual cohesiveness: the windows at the second-floor level are of the same height, rusticated stone is used at the top, or bottom, or both, on all of the windows, and the cornices are relatively simple. This unity of design is unusual for an entire block of buildings and makes for a monumental appearance while retaining notes of individuality throughout the composition.

The one building not designed by Josselyn and Taylor, the Proctor Building (Sites #3, 4), was also architect-designed. Proctor, a jeweler, employed R. M. Kellogg, reportedly a local Grinnell architect about whom little is known, to design the building. Kellogg respected the overall Josselyn and Taylor design and conformed his own to it.

Other buildings were also reconstructed in Block 8, devastated by the Great Fire. Several of these remain extant on Commercial. The "Herald Building" (Site #21) was the first 2-story brick building completed after the fire. It illustrates a standard late Nineteenth Century design, built apparently, without the aid of an architect. The Seaman Building (Site #22), designed by Foster and Liebbe of Des Moines, represents a good example of the High Victorian architectural sub-type in Grinnell with its used of pressed brick, stone trimmings, arches above second-floor windows, oriel window on beveled corner wall, and cornice with richly worked brick corbels. Across the street (and outside the historic district) stands the Foster & Bailey Building also built immediately following the fire but with fabric now much impaired.

1890-1900

This decade is significant in calling attention to the growing specialized land use in the CBD, to the reaffirmation in Grinnell of hiring professional architects for new buildings, and to the craftsmanship of Robert G. Coutts, a local mason and designer.

Representative Examples

As the Nineteenth Century ended, the commercial district became more specialized in its land use. Industry had always operated side by side with commercial activity. In 1891, for example, fire destroyed the Spaulding buggy works in the 900 block of Main Street. The frame buildings located here had housed Spaulding's manufacturing operations. After the fire, Spaulding purchased the old Craver and Steele factory west of West Street and moved his operations into it. In 1899, H. W. Spaulding's sons also constructed a new, tripartite store front on the Main Street site. The Spaulding Block (Sites #38, 39, 40) calls attention to the growth of permanent commercial buildings on Main above 4th. Morrison's Glove Factory was another industry that had grown up in the commercial district, in this case on the north side of Commercial Street between Broad and Main. It also moved into new quarters located south of the railroad tracks. In both these instances, commercial establishments took over the space vacated by industry.

In August 1891 fire again struck, this time involving Block 7 to the north. The fire apparently started in the cart works frame building on Main Street, about the middle of the block. By the time firemen arrived, other frame buildings were also ablaze. The fire spread to the east as far as Broad Street. It appears that everything in the center of the block between Main and Broad was lost. Unlike the "Phoenix Block," there was no immediate rush to rebuild the entire area. Individual buildings were constructed as needed, but some lots remained empty for years.

On September 23, 1891, another fire broke out in Block 7. This time it was on the 4th Avenue side, west of the Grinnell Block. It started in the back of Anderson's Furniture. Firemen managed to keep it from spreading. This prime business lot was immediately filled with a new two-story, brick block, the Beyer Building (Sites #57-58). Josselyn and Taylor, architects of Cedar Rapids who had designed the lion's share of the "Phoenix Block," were employed by Beyer to design this building. It echoes the design of the Morse Block, a portion of the "Phoenix Block" across the street. Beyer's use of architects reaffirmed this tradition in Grinnell.

Grinnell had the standard repertoire of building contractors, but one stands out as exceptional. Robert G. Coutts, a Scotsman by birth and trained as a mason in Scotland, arrived in Grinnell in 1873. His extant buildings show a high craftsmanship and sympathy for stone as a building material, probably derived from his native training and the widespread employment of stone as a building material in Scotland. Coutts was working in Grinnell before the Great Fire of 1889. This provided him with major opportunities. Coutts' work demonstrated to the people of Grinnell the potential of stone as a building material. The community showed an appreciation of it and desire to use it. Coutts was more than an ordinary mason. He demonstrated considerable business acumen in real estate speculation and development, financed, in part, by his labor as a mason, but also through business agreements with other important businessmen in the community, such as Beyers and Clark.

The most notable example of Coutts' work is a commercial row on Broad Street. This comprises the Coutts Building, Miles Building, Barker Building, and Broad Street Block (Sites #12, 13, 14, 15, 16), a cluster of stone-veneered buildings constructed between 1893 and 1894. This commercial row was constructed to be used as separate businesses on the first floor (the Coutts Building containing one store front, the Miles Building two store fronts, the Barker Building containing one store front, and the Broad Street Block containing two store fronts). This commercial row achieves a unified design through use of stone as a common building material and through a similar architectural design. The overall feeling is of permanence and solid integrity. Because of the cluster's length, there is also a strong horizontal feeling. Located across from the public areas of Grinnell, this cluster complements buildings such as the Post Office and Stewart Library, thereby creating a monumentality and sense of place to Broad Street.

CLIMAX OF PROSPERITY (1900-1918)

These years are significant because they call attention to new trends in commerce which themselves reflect economic prosperity. These years also illustrate the Main Street Boom, the expansion of Grinnell's commercial district on Main above 4th. The period is also significant for its architectural design. Professional architects continued to serve Grinnell, and Neo-Classicism heavily influenced construction on Main above 4th. Stone as a building material remained popular and provided continuity with earlier architecture.

One hallmark of the period is the availability of discretionary money by many citizens of Grinnell and the surrounding farming community. Another hallmark is the increase in leisure time. Both are expressed, commercially, in the growth of luxury items, in entertainment, and in the increased variety of standard retail goods already available to consumers. The chain store appeared as competition to local merchants. Availability of money also found reflection in the growth of financial institutions to service it.

By 1916, several movie theaters had already begun operations in Grinnell. They included the 1905 "Lyric" (929 Main [non-extant]), and the 1914 "Star Theater" (721-4th [non-extant]), among others. Most of these operations occupied store fronts converted to movie theaters from earlier purposes. In 1916, the Strand Theater at 921 Main Street opened. It was a major addition to the commercial life of Grinnell and had seating in the auditorium for 588. Entertainment was also provided by other facilities, notably the new Opera House, which had added movies to its offerings in 1912 and which had been built through public subscription heavily supported by the Spaulding family.

Main Street became the location of much of the new commercial construction from 1895 onward, with much of the construction spreading on Main above 4th. In 1899 P.F. and G. H. Spaulding constructed a new building in the 900 block of Main (backing onto the stone front building on Broad) at a cost of $20,000. This triple store front building was designed by the firm of Hallett and Rawson. Major construction along the west side of this block included the 1901 Colonial Theater (another Hallett and Rawson design [non-extant], costing $25,000, the I.O.O.F. Block ($6,000), and the Longshore Block ($5,000). The "Herald" in 1903 discussed the community's growth in the previous year. It stressed the fact that "for a number of years Grinnell has shown a steady, healthy growth. There has been no boom period, not yet has there been a period of stagnation." The steady development seen in the commercial area was reflected in the other parts of the community as well.

Representative Examples

Prosperity found expression in the advent of the chain store. These regionally and nationally based operations offered standardized merchandise, sold in volume, and featured competitive prices. They provided small communities with something akin to the metropolitan department store. In Grinnell, the Spaulding-Spurgeon Building (Site #28), constructed in 1906, was leased to Spurgeons at least by 1909. This chain originated in the Midwest and the store in Grinnell is one of their earliest. The building and the business call attention to new retail marketing methods and demonstrate that small towns like Grinnell were real profit centers. The size of this building is an indication of the extent of merchandise offered by Spurgeons. Later, J. C. Penney's also located in Grinnell in the central portion of the Spaulding Block (Site #39). Advent of this national chain store in the community calls attention to the strength of the local economy, to new marketing techniques, and to a growing competition facing local retailers for custom.

Banking institutions expanded to meet the demand for financial services. The finest example in Grinnell, Merchants National Bank (Site #60), moved into its Louis Sullivan building in 1914, leaving its former quarters in the Cass and Works Buildings, where space was limited. Citizens National Bank, a new institution in Grinnell, was established in 1904.

Another fine example of this period's commercial design, the "Grinnell Herald Building" (Site #19) was built in 1916 as planned by Proudfoot and Bird of Des Moines. Its construction was concurrent with that of its rival, the Grinnell "Herald." Here is another indication of the increased leisure time available in the community. Not only could two newspapers compete successfully; each could also afford to construct new buildings.

The Corrough Block (Site #25) and International Order of the Odd Fellows Lodge (Site #26) illustrate the impact when stone is used on multiple store fronts. The Corrough Block built in 1900, employs stone exclusively on the Main Street facade. This building has two primary facades. The facade facing 4th Avenue employs rough surfaced and polychrome brick, continuing the heavy texture of the stone. The Main Street facade features a stone cornice and denticulation, which is repeated on the 4th Avenue facade in brick. The cupola on the corner of the building acts as a transition between the two building materials. The cupola creates a point of reference to this corner. It also helps define the main entrance to the building, which is located in a bevelled corner wall accessible from both streets. In this regard, the Corrough Block repeats an architectural feature established across the street by the Spencer Building. (A third building on this intersection is the Elks Lodge [Site #61], itself a substantial block. Taken together, these three buildings strongly define the intersection of Main Street and 4th Avenue, which acts as a gateway to the historic district when approaching from the west).

The International Order of the Odd Fellows Lodge (Site #26) is located adjacent to the Corrough Block and exhibits a radically different use of stone. Here the material is smooth faced complemented by smooth mortar joints. The overall effect is clean and planar, accented by delicate architectural details carefully proportioned. This contrasts with the heavy rustication of the Corrough Block's stone, the tooled mortar joints, and the overall feeling of mass. These two buildings employ stone of the same color.

Grinnell also used stone widely in architectural detailing. Use of stone detailing is not unusual for architecture during this period, but in Grinnell this usage visually reinforces the impact made by the widespread use of stone as a facade material. Good examples of stone detailing include the Spaulding-Spurgeons Building (Site #28), Longshore Building (Site #30), Spaulding Block (Sites #38, 39, 40), and the so-called "Phoenix Block" (Sites #1-10), which pre-dated the others. In each of these examples, stone unified the store front composition either through wide string courses laid the entire width of the building, or through stone springers repeated at the same height throughout the composition above the building's second-floor fenestration.

The building which put the finishing touch to the Main Street Boom was the Hermon Masonic Temple (Site #44). Erected in 1917-1918, this building was designed by F.E. Wetherell of Des Moines and constructed by C.W. Ennis. With a first floor for retail space, the upper level was elaborately decorated, as appropriate for such a lodge hall. The facade presents a very stylized 3-story temple front with pilasters, and pediment, and terra cotta is used extensively for detailing.

THE INTERWAR YEARS (1918-1940)

This period is less significant for commerce in Grinnell than the periods between 1870 and 1918. Mixed economic trends characterized the Interwar Years, and they illustrated a flattening out of the local economy. On the one hand, luxury goods and services like automobiles and beauty parlors, and

products of new technology like kitchen appliances and radios sold well. There were also commercial needs in the service sector, like clerical work and small engine repair. By the same token, the agricultural economy was declining even before Black Monday in 1929, and the Great Depression hit Iowa hard.

Representative Examples

New construction consisted mostly of modest, 1-story buildings characterized by a simple commercial style (Sites #35, 62, 63, 64). They appear to have been erected as in-fill between the major commercial buildings already in place creating the unbroken massing of facades in the CBD.

WORLD WAR II & BEYOND (1940-PRESENT)

Retailing techniques have vastly changed since before the war. The rise of self-service is a case in point. No longer are the long hall-like commercial rooms needed to display good behind counters. Large, open spaces are now needed. In Grinnell, this resulted in the adaptive reuse of commercial buildings. (The Armory at 816-5th Avenue is a good case in point. It had a large, open interior space and was converted to a grocery store). Alteration of the facade also took place, and alterations, when insensitively done, point to the dark side of the trend.

Representative Examples

This era goes beyond the time limits of this nomination and is included here as supplemental information. There are no buildings included as contributing in this nomination from this era.

One building, Cunningham Drug (Site #59), stands out from this period. It is an outstanding example of a 1950s drug store. Built in 1954 after a fire on the site, the facade retains its original appearance. This includes green enamel panels, metal window surrounds and doors, and a neon sign. It is a one-story building comprising two store fronts, and its profile appears low-slung when compared to its surrounding buildings, which are all two-story. The interior of this drug store also obtains significance. The original soda fountain remains in place and in use. Other store fixtures, like overhead lighting, are also original. This business continues the function of a 1950s drug store. There is a wide variety of merchandise, and the soda fountain acts as a meeting spot for serendipity encounter. Although exceptional significance is not claimed for this building, Cunningham Drug should be reevaluated when its age reaches the 50-year anniversary for possible inclusion in the historic district.

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Geographical Data

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A. 15/522840/4621245
B. 15/522960/4621245
C. 15/522960/4621045
D. 15/522830/4621045
E. 15/522785/4621100
F. 15/522760/4621140
G. 15/522760/4621190

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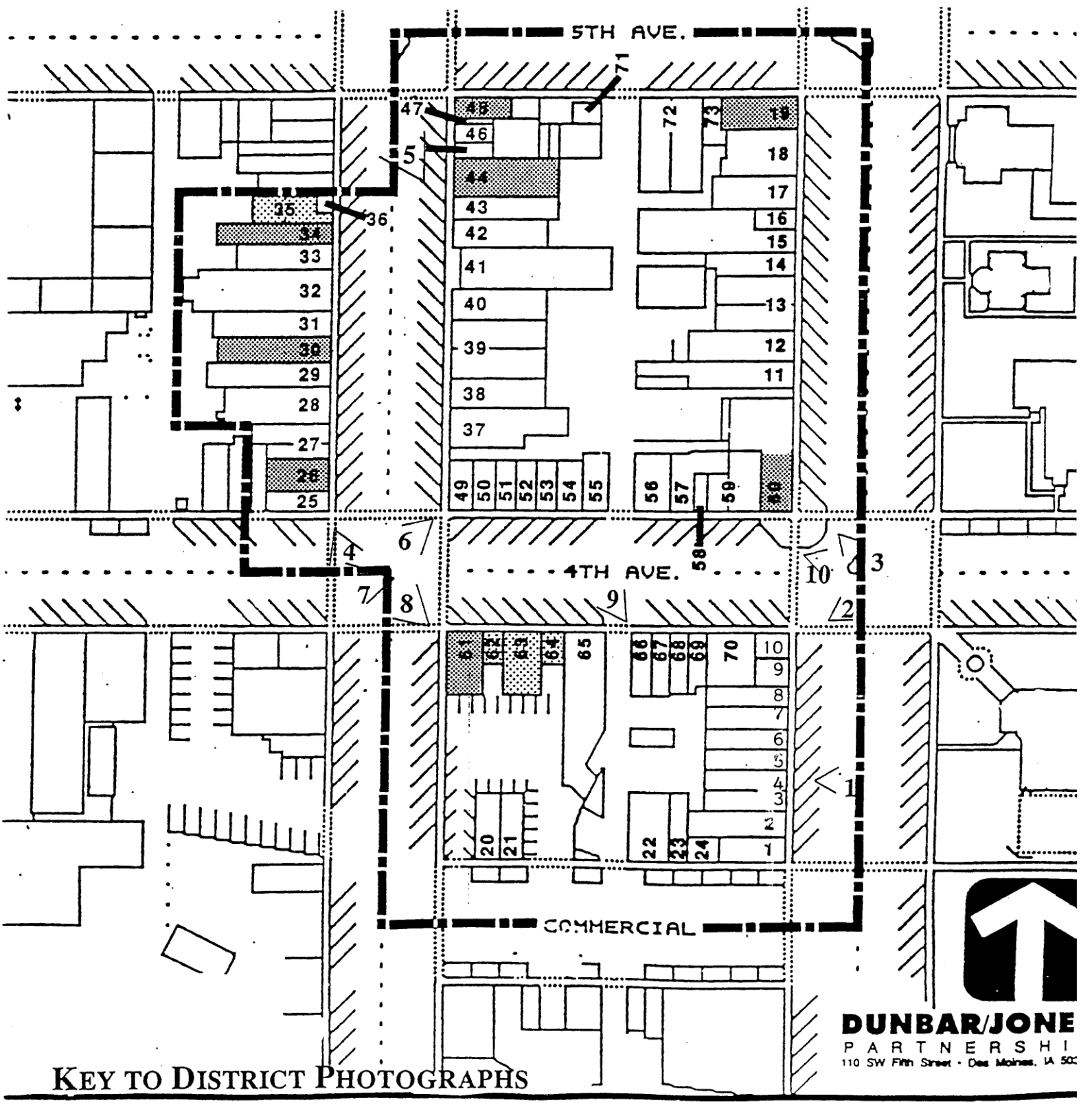

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Key to District Photographs

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

LIST OF PHOTOGRAPHS

1. Grinnell Historic Commercial District
   Broad Street
   Grinnell, IA 50112
   Looking west
   Dan Ogata, Photographer
   March 1990

2. Grinnell Historic Commercial District
   Broad Street
   Grinnell, IA 50112
   Looking southwest
   Dan Ogata, Photographer
   March 1990

3. Grinnell Historic Commercial District
   Broad Street
   Grinnell, IA 50112
   Looking northwest
   Dan Ogata, Photographer
   March 1990

4. Grinnell Historic Commercial District
   Main Street
   Grinnell, IA 50112
   Looking northwest
   Dan Ogata, Photographer
   March 1990

5. Grinnell Historic Commercial District
   Main Street
   Grinnell, IA 50112
   Looking southeast
   Dan Ogata, Photographer
   March 1990

LIST OF PHOTOGRAPHS

6. Grinnell Historic Commercial District
Spencer Building, corner 4th Avenue & Main Street
Grinnell, IA 50112
Looking northeast
Dan Ogata, Photographer
March 1990

7. Grinnell Historic Commercial District
Main Street
Grinnell, IA 50112
Looking northeast
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8. Grinnell Historic Commercial District
Elks Lodge, corner 4th Avenue & Main Street
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Looking southeast
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9. Grinnell Historic Commercial District
Main Street
Grinnell, IA 50112
Looking southeast
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10. Grinnell Historic Commercial District
4th Avenue
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Looking northwest
Dan Ogata, Photographer
March 1990